

**APR
2005**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/pb/cpd



By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

NEW APPLICATIONS FILED

1. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 161 W. Victoria St. (Case 0502-27) LH (see Attachment 11)

The applicant, Nextel Communications, proposes the addition of twelve roof-mounted antennas, surrounded by screen walls to match the building, and an equipment shelter, to be located at the rear of the building on the ground level, to an existing industrial building at 161 W. Victoria Street. Attached/roof mounted cellular and personal communication services are permitted by right in all industrial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

2. Conditional Use Permit for a Aircraft Engine Repair (Machine Shop) in the IG zone at 6105 Obispo Ave. (Case 0503-22) JW (see Attachment 14)

The one-story, 39,365 SF industrial development (Case 0208-15) was approved through Staff Site Plan review in October 2002. The westerly portion of the property is zoned IG, General Industrial and the easterly portion is IL, Light Industrial. The 9,928 SF building number 3, address number 6105, is zoned IG. The proposed use requires a Conditional Use Permit in the IG zone.

The Planning Commission **Public Hearing** is scheduled for **May 19, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

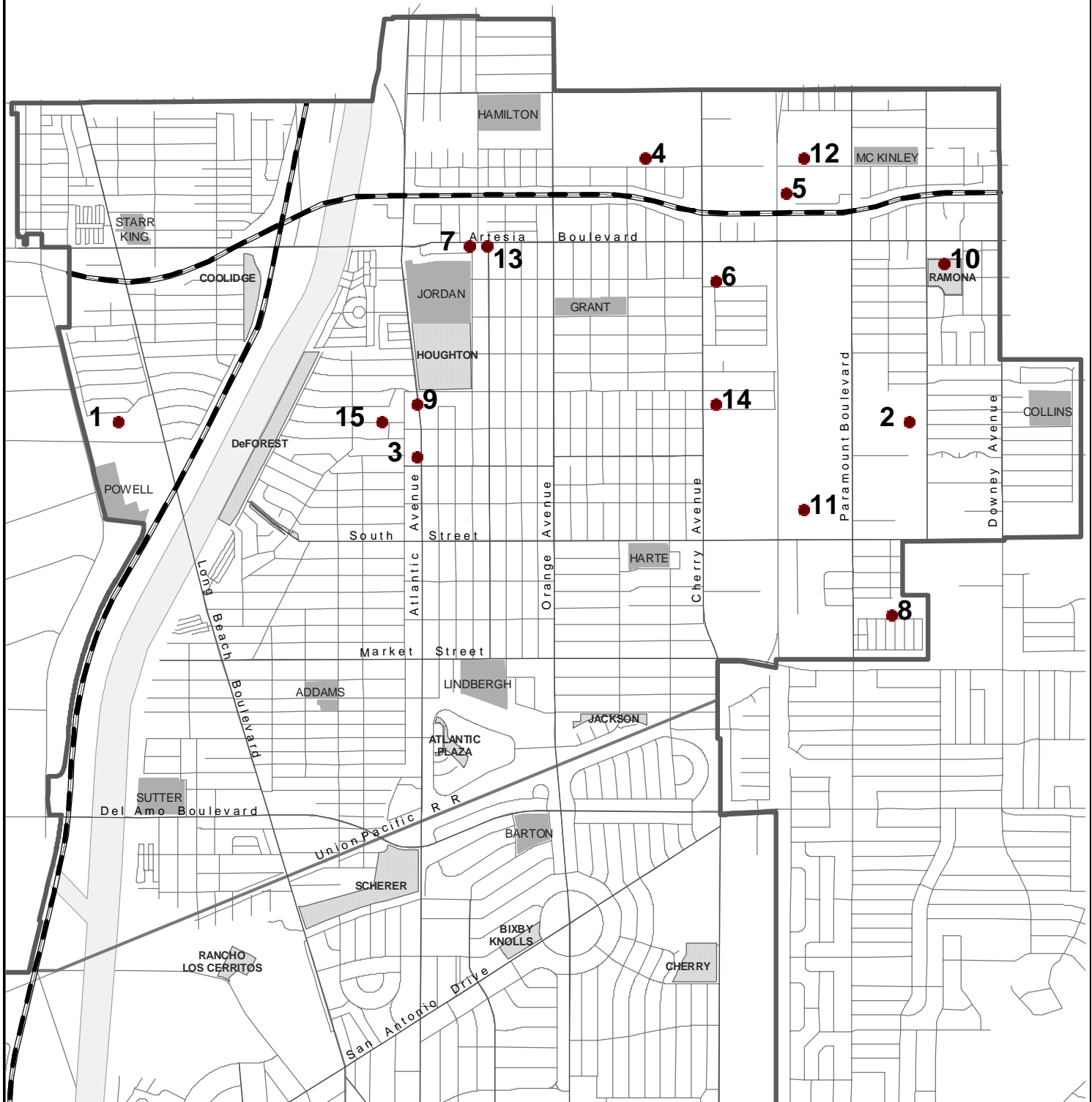
PENDING CASES PREVIOUSLY REPORTED ON

3. Conditional Use Permit for off-site beer and wine sales at an existing full-service market, 6001 Atlantic Ave. (Case 0502-18) JW (see Attachment 4)

The 4,000 SF La Bodega Market currently sells groceries, including meat and produce. Grocery stores of less than 20,000 SF require a CUP to sell alcohol as an accessory use. ABC statistics show that the census tract (5703.01) may be over-concentrated with ABC licenses (these numbers are being re-checked) and is not located within a high-crime reporting district. The market and adjacent Laundromat would require 23 spaces using current parking standards, where 20 are present.

The Planning Commission **Public Hearing** is scheduled for **April 21, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator,

North Long Beach - Site Location Map



 Schools
 Parks



1000 0 1000 2000 Feet

1. 161 W. Victoria St. - SSPR for Roof Mounted Cell Antenna
2. 6105 Obispo Ave. – CUP for Aircraft Engine Repair (5/19 PC)
3. 6001 Atlantic Ave. - CUP for Off-Sit Beer & Wine (4/21 PC)
4. 1709 E. 68th St. – CSSPR for 5 new Single Family Dwellings
5. 2531 E. 67th St. -Mod to CUP, ND - LNG Tank & Fueling Station (5/19PC)
6. 6510 Cherry Ave. – SSPR & AUP for Caretaker Unit & Crematorium
7. 990-992 E. Artesia – CUP for Church (PC)
8. 2910 E. 55th Way – Mod to SPR, Time Extension 55th Way Park (PC)

Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

4. Conceptual Site Plan Review for 5 new single-family homes at 1709 E. 68th St. (Case 0501-05) JW (see Attachment 8)

Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues, which may affect the development; and to suggest alternatives. The 66' by 300' lot is zoned R1-M. Five two-story single-family homes with between 1,500-1,700 SF are proposed, with each taking access from a driveway off 68th Street.

The Staff Site Plan Review Committee determined that a private street would be required for this development and that the private street area cannot be counted toward the 3600 SF minimum lot size. Preliminary design comments were made stating the front home should address the street and that the rear homes should be oriented in the same direction as each other. Future plans would be reviewed through Staff Site Plan Review.

5. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel station on site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

The Planning Commission **Public Hearing** is tentatively scheduled for **May 19, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

6. Staff Site Plan Review and AUP for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) JR (see Attachment 3)

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary.

The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required. A redesigned plan would come back to the Staff Site Plan Review committee.

7. Conditional Use Permit for a Church at 990-992 E. Artesia Blvd. (Case 0501-16) JW (see Attachment 7)

The existing two-story structure, built in 1965 as a retail building, is located at 990-992 E. Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The Iglesia de Dios Israelita currently conducts services at this location and was cited by the City's zoning enforcement division for operating without a CUP. The applicant shall request a special building inspection to identify possible building code issues and shall provide a parking plan that addresses the deficiency in code required parking. Three parking spaces are provided on site. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

8. Modification to Site Plan Review and Time Extension for new Park at 2910 E. 55th Way (Case 0307-02) LF (see Attachment 1)

The site plan for a new 5.8-acre park at 2910 E. 55th Way was originally approved by the Planning Commission February 5, 2004. The modification requests to replace portions of the previously approved keystone retaining wall and CMU block wall with a metal fencing system. The applicant stated that cost, durability, geotechnical load bearing issues, and visual context within the site are factors that resulted in the request for modification.

The approved plan incorporates the following fence/wall configuration: Northern Site Boundary- keystone retaining wall with combination of CMU block retaining/freestanding wall and metal fence; Eastern- three CMU block retaining/freestanding walls; Southern- CMU block retaining wall with either CMU block freestanding wall or metal fence on top of it; Western- CMU block retaining wall with either a CMU block freestanding wall or metal fence on top. The modification requested is shown in Attachment 1.

An addendum to the Environmental Impact Report will be required due to possible changes in the fencing material and parking along 55th Way. The Planning Commission Public Hearing will be scheduled once all needed materials are received.

9. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) JR (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location

was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

10. Conditional Use Permit for Monopole at 3301 E. 65th St. (Case 0412-13) LH (see Attachment 6)

The applicant proposes removing an existing 60' high light standard used to illuminate the baseball field at Ramona Park and replacing it with a 70' high light standard/monopole with a 2' diameter. A 15' by 15' equipment area, enclosed by an 8' high block wall, is proposed adjacent to an existing storage building. The block wall would use paint and stucco to match the existing storage building. A Conditional Use Permit is required for cellular monopoles in Park zones.

The Planning Commission Public Hearing is on hold while the Parks, Recreation, and Marine Department negotiates the contract and sends it to their Parks and Recreation Commission.

11. Staff Site Plan Review and Lot Line Adjustment for new one-story 40,575 SF warehouse building at 2451 South St. (Case 0409-07) DB (see Attachment 5)

A new 40,575 SF metal warehouse building is proposed at 2451 South Street. The landlocked lot does not front on either South Street or Paramount Boulevard, however it is accessed via an easement from Paramount Boulevard. 41 on-site parking spaces are proposed. The project also entails the removal of an existing concrete slab, canopy, fence, tanks, and building. The property is zoned IG (General Industrial). Staff Site Plan Review is required for industrial projects with 5,000 square feet or more of floor area of new construction. The plan submitted does not show all required parking on the same lot as the building. Staff is also concerned with the ability to make on-site truck movements. The Lot Line Adjustment will be heard at a future Zoning Administrator hearing once the parking and truck movement issues are resolved.

12. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. The LA County Board of Supervisors is expected to consider certification of the Mitigated Negative Declaration at a date uncertain. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at 7:00 P.M. in the McKinley Elementary School Auditorium. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of January 26, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

13. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. The property owner stated that he would explore shared use parking with the adjacent auto repair shop directly West of the church. A special inspection by a building inspector has been completed; exiting and ADA access issues will need to be addressed through building plan check. The Planning Commission Public Hearing date will be determined once more detailed floor and parking plans are received.

ACTIONS ON COMPLETED CASES

14. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6152 Cherry Ave. (Case 0408-20) LH (see Attachment 9)

The applicant proposes the addition of cellular antennas to the roof of an existing one-story commercial building with screening to match the building. A revised design was **approved** through Staff Site Plan Review. The site is located in the CCA

(Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

15. Standards Variances for parking and open space on additions to two units at 461, 467 E. Smith St. (Case 0502-13) JW (see Attachment 12)

The applicant proposes to expand each of the two dwelling units on site and relocate the existing two-car garage to the back of the triangular shaped lot. The existing situation is legal non-conforming, as the current R1-N zoning would only permit one unit per lot. Code requires that an additional parking space be provided because the proposed additions total greater than 450 SF. The applicant is also seeking relief from the standard that requires 32% of the lot (16% per unit) as usable open space.

The Zoning Administrator **approved** the variance request to provide less than code required open space, and **denied** the request to provide less than code required parking, therefore 3 enclosed parking spaces must be provided. A condition of approval requires the addition of one street tree on Smith Street.

ANNOUNCEMENTS

16. NLB Community Planning Bulletin Weblink and Email List

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd>. An email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing has also been created. If you would like to be added to the email list, please contact me with your email address.

17. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting tentatively scheduled for June 1, 6:30pm at Houghton Park

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors

in North Long Beach. In March the economic feasibility of a variety of development types was presented, input from the Citywide General Plan workshop was received, and cluster members voted on preferred land uses.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

IMPORTANT PHONE NUMBERS

Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Adriana	(562) 570-9816
Community Policing, Marlene	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

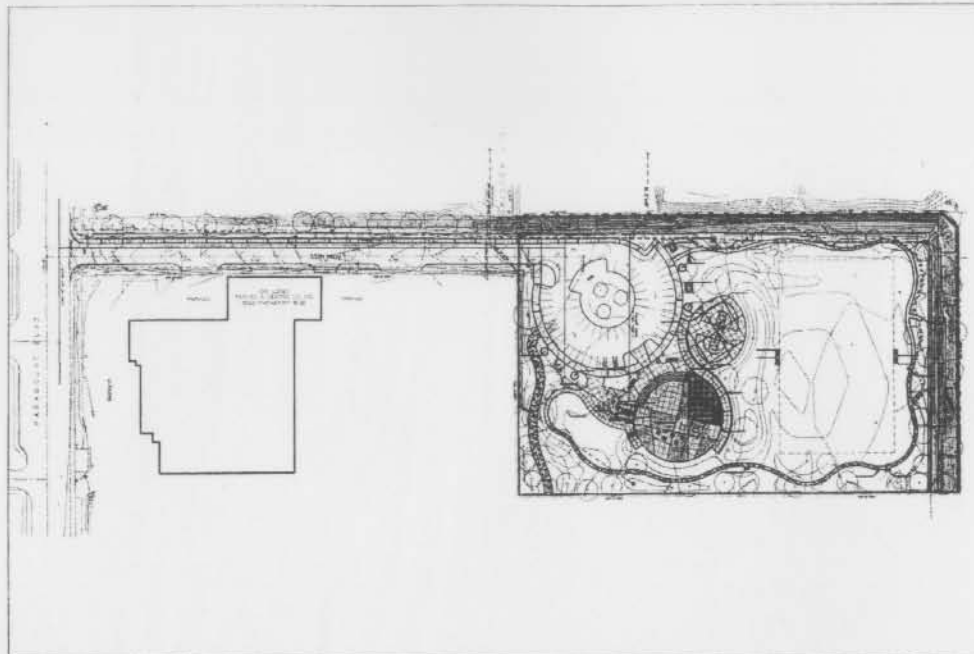
ATTACHMENT 1

55th WAY NEIGHBORHOOD PARK

2910 East 55th Way
Long Beach, California

PROPERTY BOUNDARY FENCING AND GATES DESIGN DEVELOPMENT PACKAGE

Issued for Review
January, 11 2005



SITE PLAN

N.T.S.

OWNER/DEVELOPER

CITY OF LONG BEACH

DEPT. OF COMMUNITY DEVELOP.
333 WEST OCEAN BLVD.
LONG BEACH, CA 90802
Tel: 562.570.6479
Fax: 562.570.6215

SITE PLANNING AND LANDSCAPE ARCHITECT

EDWARD D. STONE JR.
AND ASSOCIATES

1520 A CLOVERFIELD BLVD.
SANTA MONICA, CA 90404
Tel: 310.315.1086
Fax: 310.315.0916

ARCHITECT

RANDALL STOUT ARCHITECTS INC.

12964 WASHINGTON BLVD.
LOS ANGELES, CA 90066
Tel: 310.827.6676
Fax: 310.827.6879

CIVIL ENGINEER

EARTH TECH INC.

300 OCEANGATE, SUITE 700
LONG BEACH, CA 90802
Tel: 562.951.2275
Fax: 562.951.2086

STRUCTURAL ENGINEER

JOHN A. MARTIN & ASSOC.

1212 S. FLOWER STREET
LOS ANGELES, CA 90015
PHONE: 213.483.6400
FAX: 213.483.3064

BUILDING ENGINEER

GOTAMA BUILDING
ENGINEERS, INC.

13160 MINDANAO WAY
MARINA DEL REY, CA 90292
PHONE: 310.827.3332
FAX: 310.822.5511

IRRIGATION SYSTEM

RUSSELL-RETAN GROUP

1339 TIERRA DRIVE
THOUSAND OAKS, CA 91362
Tel: 805.496.5758
Fax: 805.379.1947

LIST OF DRAWINGS

Wall Details and Drawings

0.00	COVER SHEET
1.00	SITE PLAN
2.00	NORTH BOUNDARY WALL
3.00	EAST BOUNDARY WALL
4.00	SOUTH BOUNDARY WALL
5.00	WEST BOUNDARY WALL

General Notes:

These drawings are submitted to the City of Long Beach for review and approval prior to any release for bidding and/or construction. Contractors shall receive all bid information, instructions, bid forms, general forms and conditions, and all other required clarification from the Owner's Representative administering this project. Unless otherwise indicated, the Contractor will also be required to coordinate and correspond with the Landscape Architect at EDSA.

PLEASE NOTE:

Mitigation Measure 28: An eight foot tall sound absorbing wall (STC 27) shall be installed along the park active areas on the southern and eastern property lines providing visual surveillance is protected.

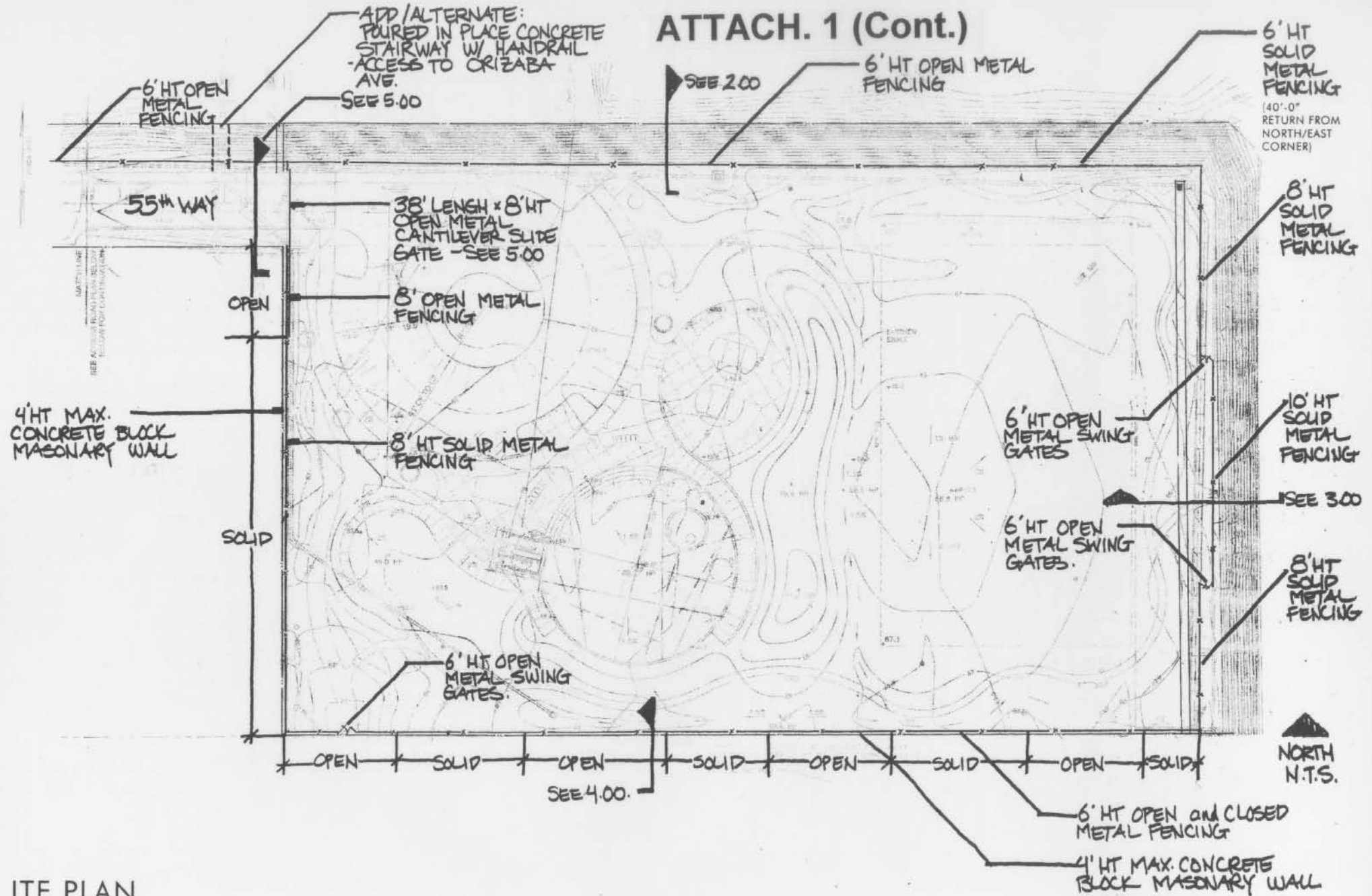
This package represents the revised conditions of 55th Way park as adhered to by decisions made with the city project manager. The originally specified CMU walls have

been replaced by the fences specified in this document. The southern and eastern portion of the site have been replaced by a 5'-6" max. CMU retaining wall with a 6' fence that sits just inside the wall. (see sheet 1.00). The eastern portion of the site consists of a 8'-10' ht. solid metal fencing system.

In this regard the Sound absorbing qualities of the boundary walls no longer adhere to the standard of the previously specified CMU system. The change in material is the direct cause of this and while the metal fencing system will work to deflect sound it will not have the absorption qualities of CMU.

EDSA had addressed this issue by providing a planted barrier in these areas of the site that will discourage direct play and also help absorb sound. Cost, durability, and visual context within the site were factors in making the decision to go with a metal fencing system. Geo-technical factors also determined a change in the bearing load of the wall.

ATTACH. 1 (Cont.)

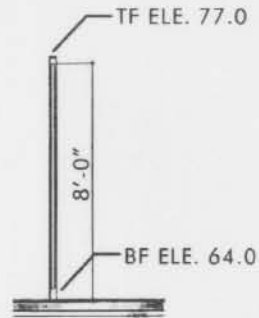


ITE PLAN

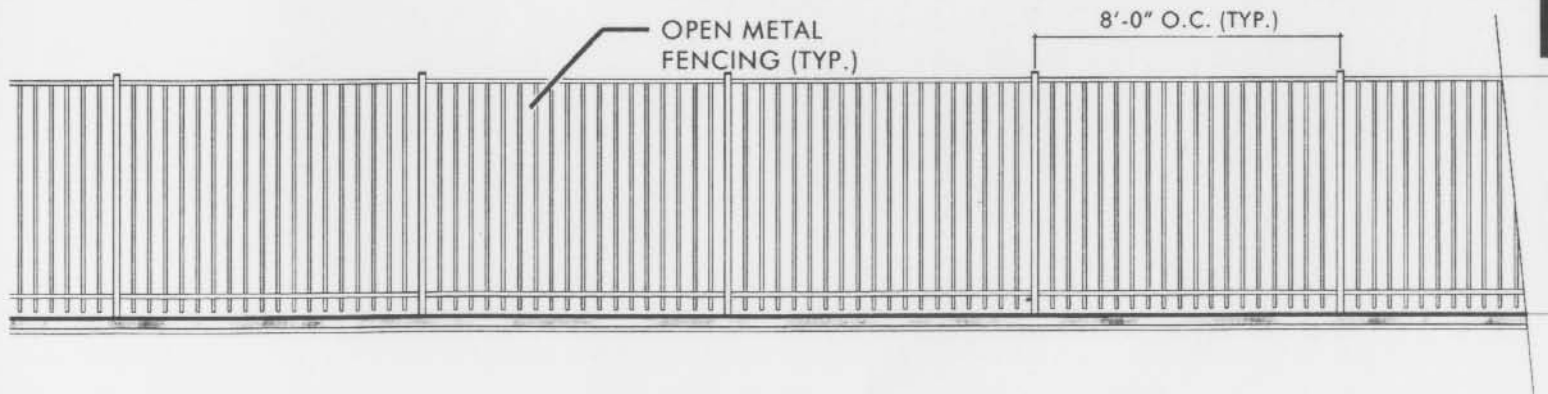
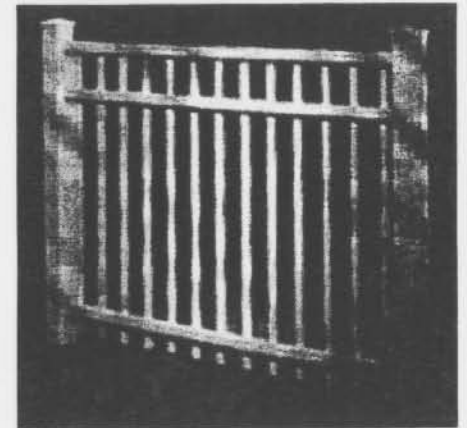
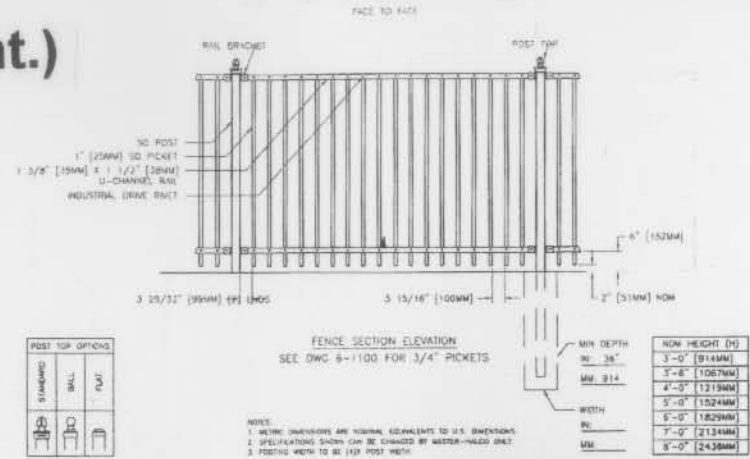


PROPOSED PLANTING ON
2:1 SLOPE -
COTONEASTER DAMMERI

ATTACH. 1 (Cont.)

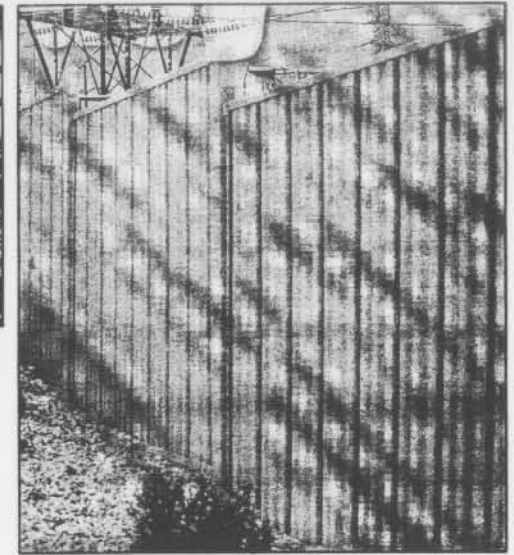
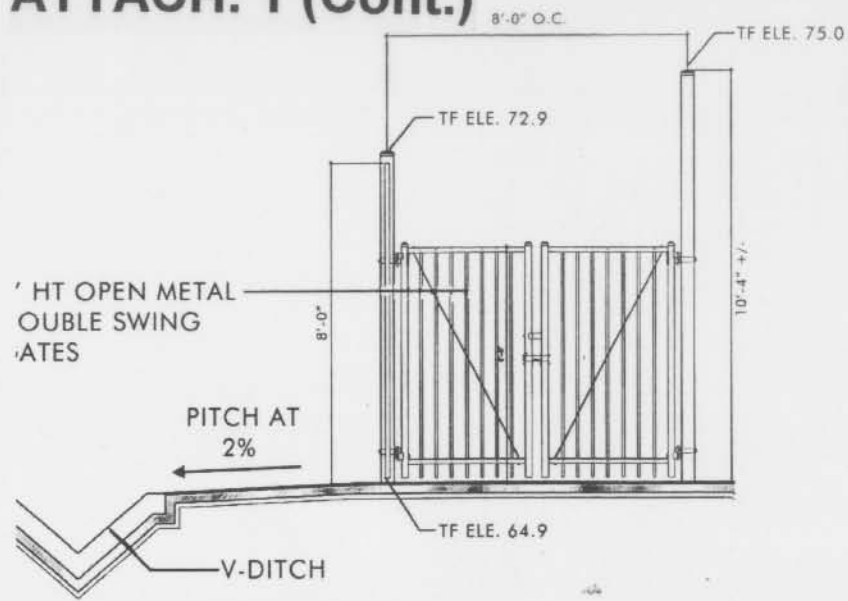


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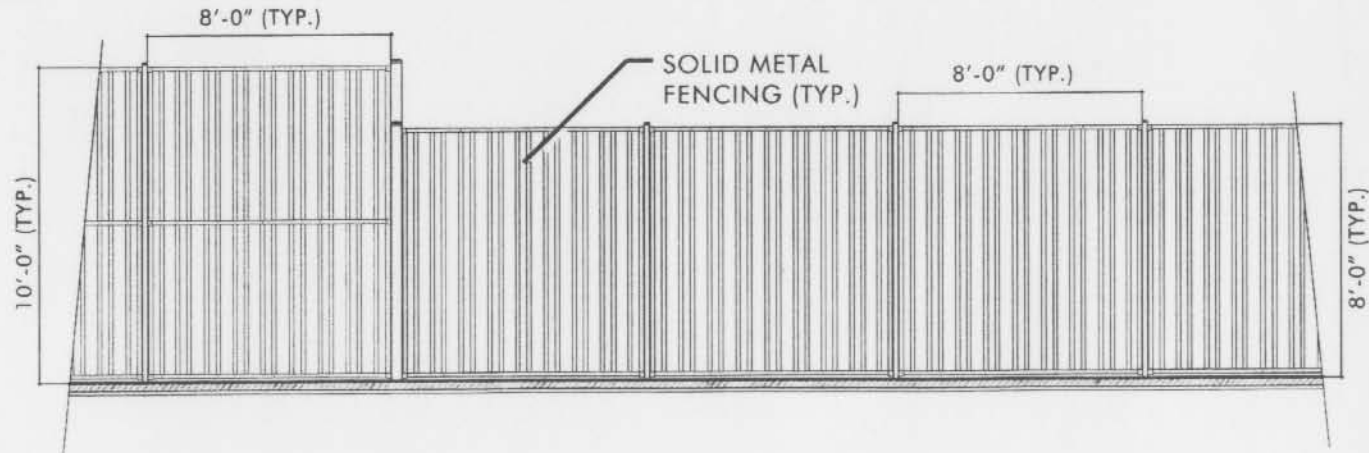
NORTH BOUNDARY

ATTACH. 1 (Cont.)



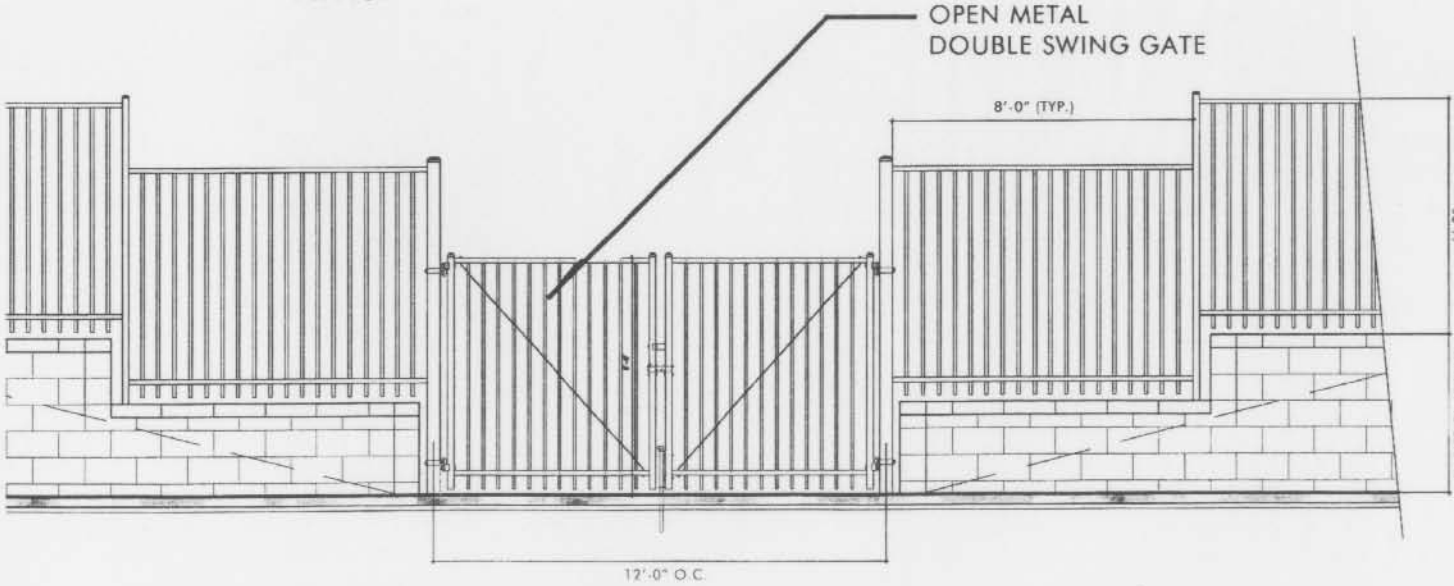
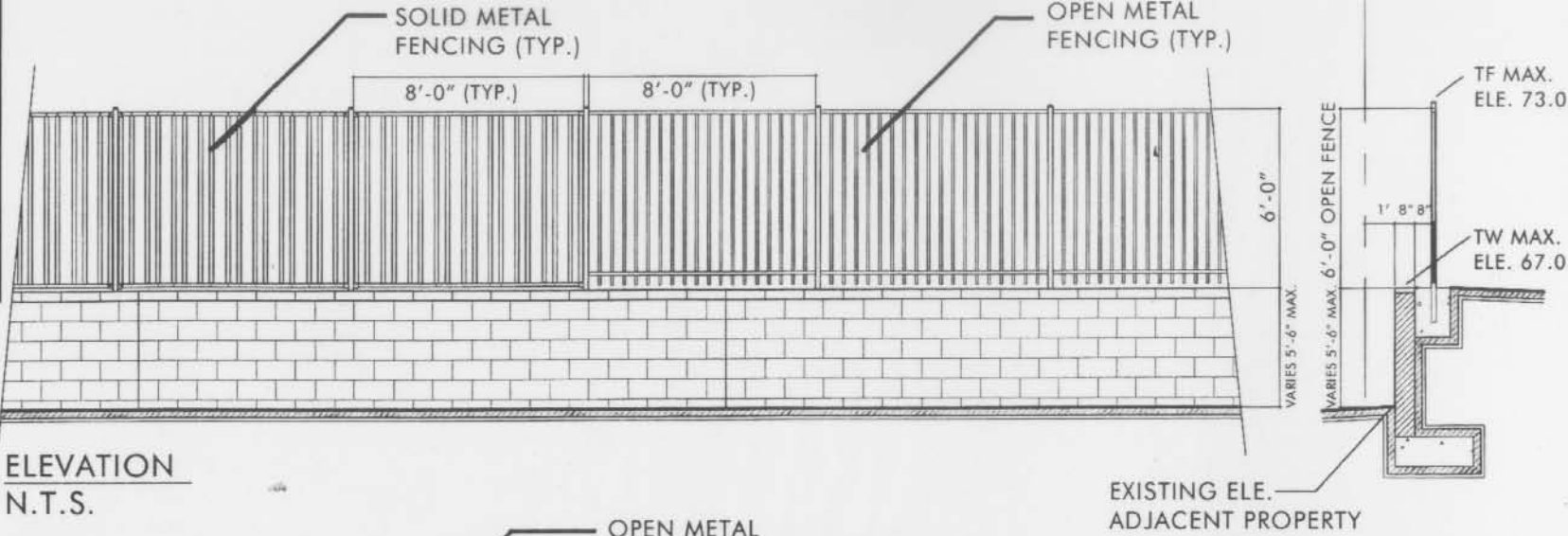
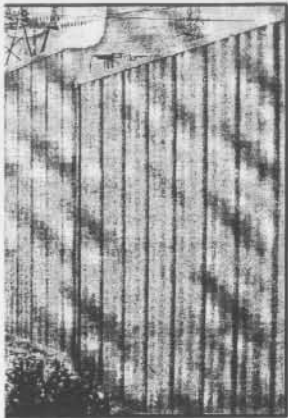
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SECTION / ELEVATION
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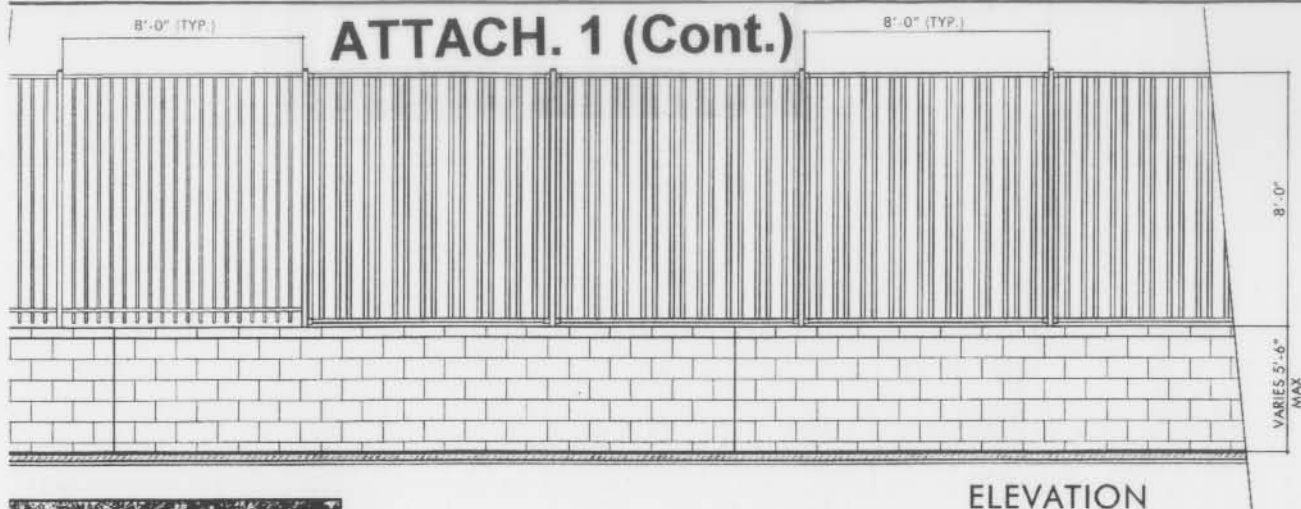


EAST BOUNDARY

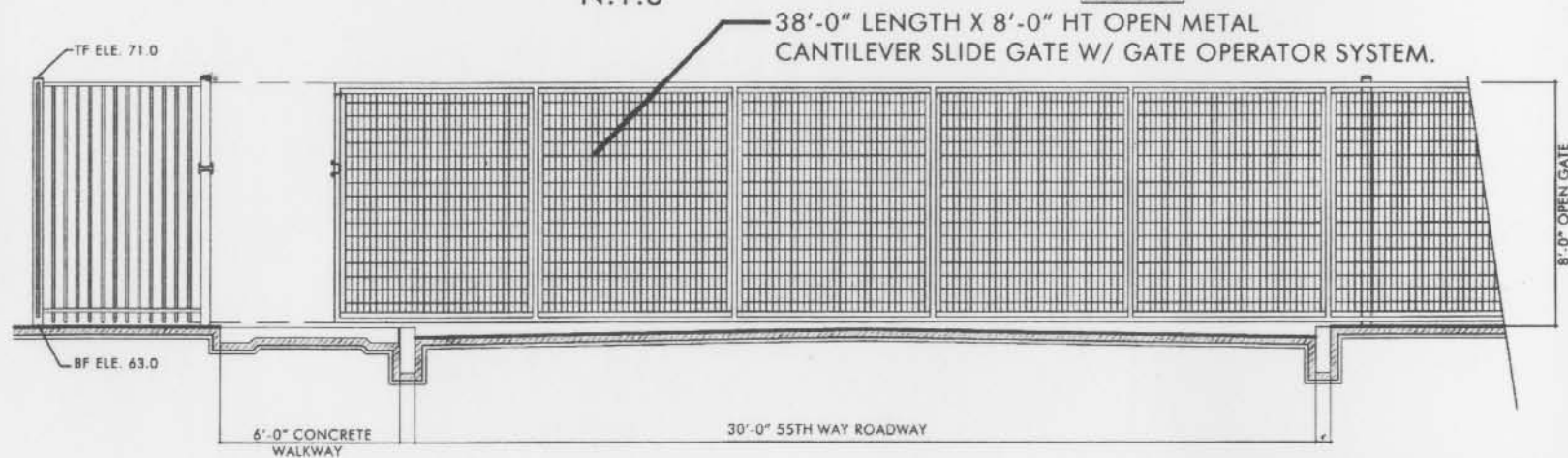
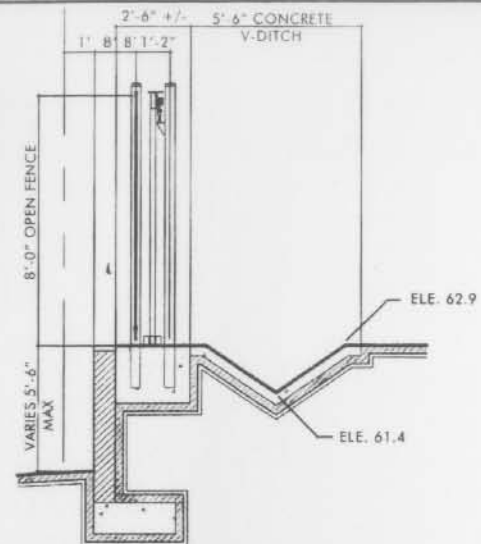
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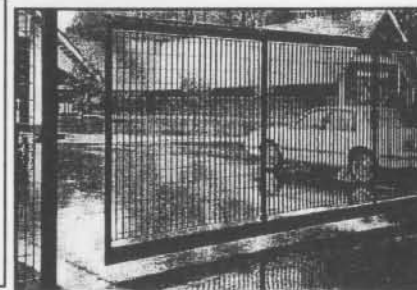
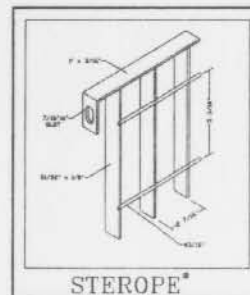
SOUTH BOUNDARY



**ELEVATION
N.T.S**



WEST BOUNDARY



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DATE	TIME
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SCALE	
JOB NO.	
SHEET	

1

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THE UNIVERSITY OF CHICAGO



AD STUDIOS, INC.
ALLAN ROSE DESIGN STUDIOS INC.
1007 CORNEL AVE SUITE 7, JONESTOWN, CA 95031

APPROXIMATELY 100,000
SQUARED FEET
OF OCEAN FRONT
LANDS
WAS LOST

HOMER LUNDA
 2110 O-8571 AVE.
 LONG BEACH, CA. 90801

grading the

1000

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CONCLUSIONS

1997 8-11-94
10023 MF + 1

—*Charm. 1st* **THOMAS A.**
—*2nd* **JOHN T. BROWN**

1998

ATTACH. 3 (Cont.)

(CONSTRUCTION)

ATTIC VENTILATION REQUIRED

CHLSE = 12" RFL
 9 x 50 x 12 SCREEN VENTS PROVIDED
 12.250 = 1" RFL
 9 SCREEN VENTS PROVIDED



FRONT ELEVATION



LEFT ELEVATION

* ALL MATERIALS TO MATCH EXISTING

S	MATERIAL	TYPE	DESCRIPTION
A	BRICK	LA HABRA	1/2" BIRCHMILL, BARE 100'
B	NO TRIM	VERA PAINT	SP-10 - GOLD
C	DOORS	COLONIAL VISTA PAINT	SP-10 - OFF-WHITE
D	ROOFING	BOVERMAN	PORTANA COLOR BLEND - CEDAR SHAKE - SP-10-18
E	SIDING	RAILS	VERA PAINT SP-10 - OFF-WHITE

ELEVATION
 SCALE 1/4" = 1'-0"

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

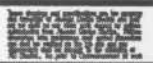


ARCHITECT
 JAD STUDIOS, INC.
 1040 CHERRY AVE.
 LONG BEACH, CA 90801

DATE
 11.11.04
 SCALE
 1/4" = 1'-0"

PROJECT NO.
 040000
 CLIENT
 11.11.04
 ARCHITECT
 JAD
 SCALE
 1/4" = 1'-0"

CONSTRUCTION NOTES



SYDNEY BRUN, F. GEMANOV
HOWARD LUKICA
4510 CHERRY AVE
LONG BEACH, CA

**WOMEN OWNED LUNCH
AND CHEERY AND
LONG BEACH**

12/15/05

—

2023-03-01 08:00
2023-03-01 08:00

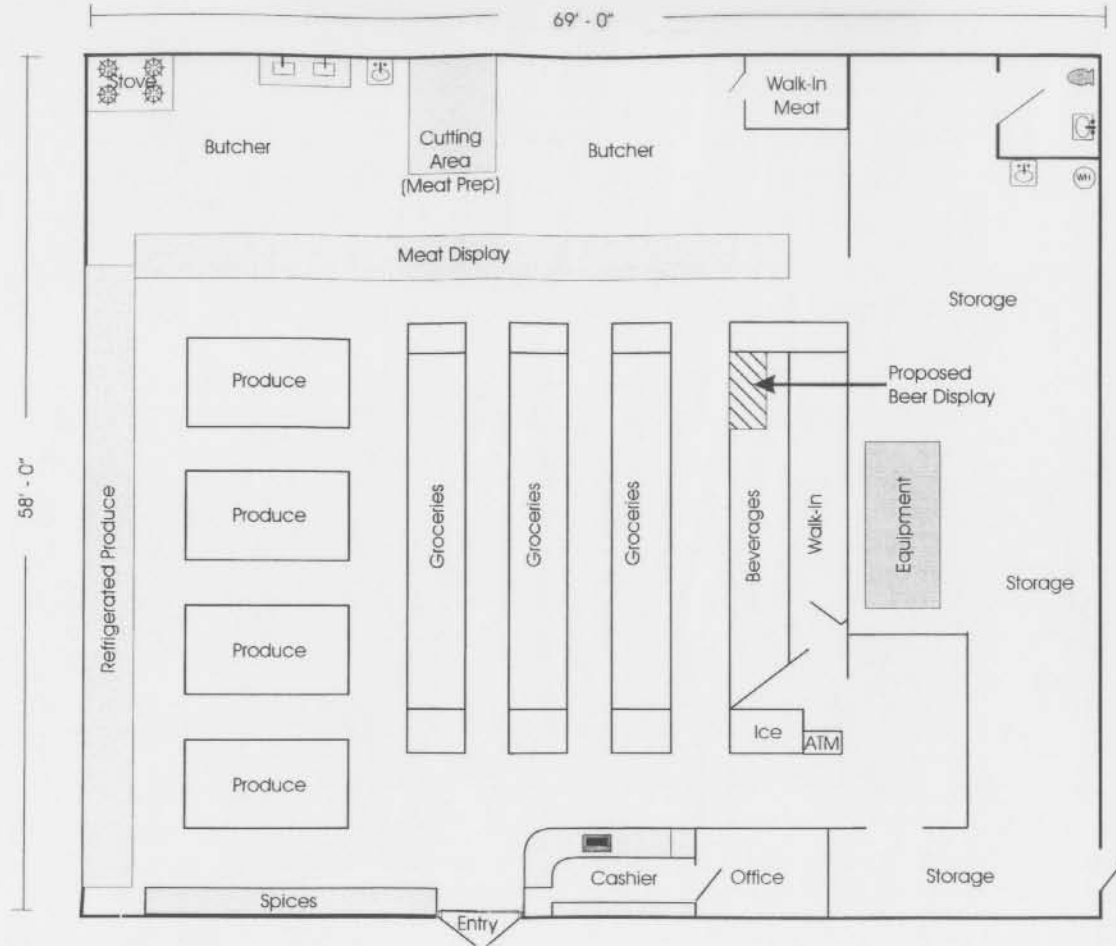
UF =

Free matter

1000

A5

ATTACHMENT 4

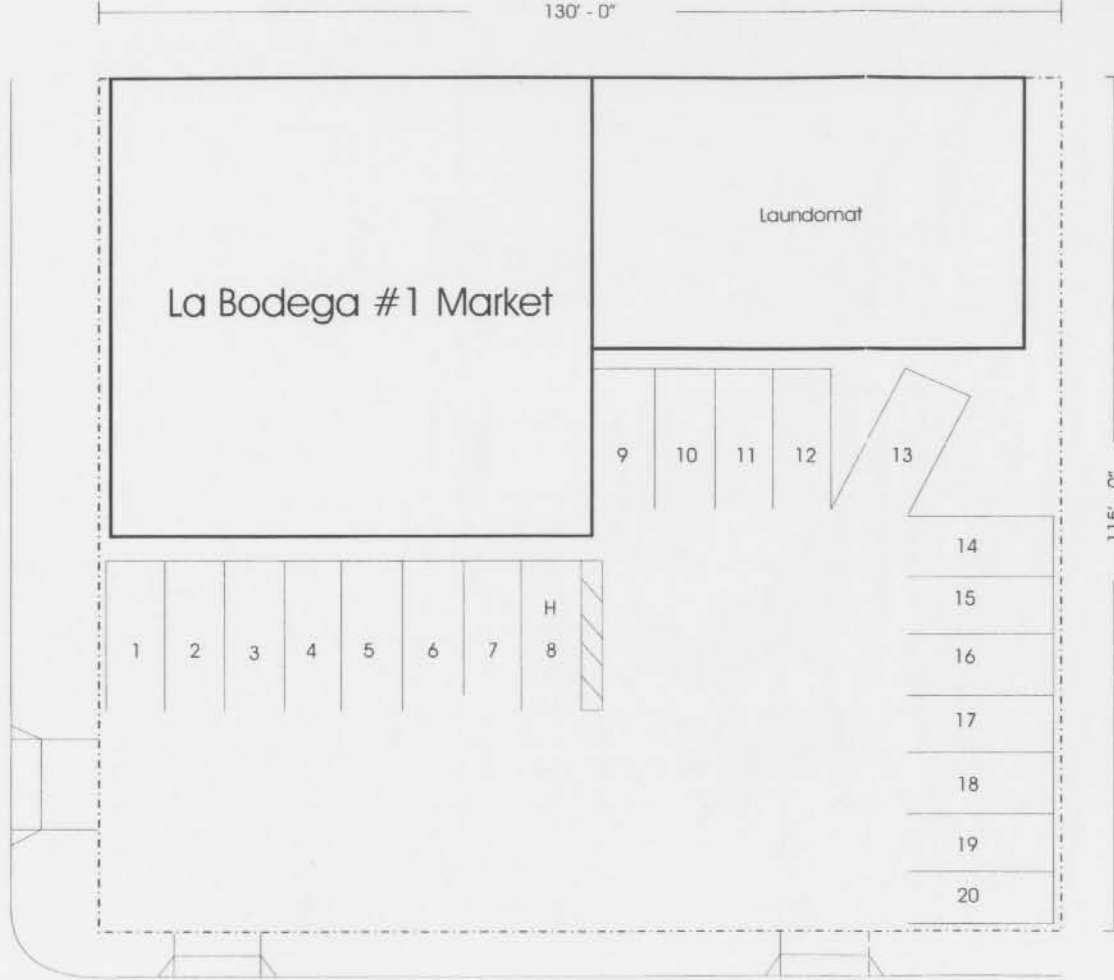


Floor Plan



ATTACH. 4 (Cont.)

60th Street

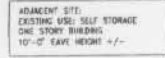


Atlantic Avenue

Site Plan

SITE AREA
14,950 sf
BUILDING AREA
Market 4,000 sf
Laundry 1,700 sf
TOTAL AREA 5,700 sf
PARKING
19 Standard
1 Handicapped

ADJACENT SITE:
EXISTING USE: PETROLEUM REFINERY
STORAGE TANKS- NO BUILDINGS



1. THE PROJECT SITE
REQUIRED OR PROPOSED
2. NO SIGN PROGRAM
APPROVAL BY OTHER
3. NO EXISTING LAND
4. ALL LIGHTING IS
ELEVATIONS FOR LIGHT
5. NO TOPOGRAPHIC

ZONING: IG
ASSESSORS PARCEL NUM:
LEGAL DESCRIPTION:

THAT PORTION OF PARCE
148, PAGES 30 THROUGH
COUNTY OF LOS ANGELES

ADDRESS: 2451 SOUTH I
BUILDING OCCUPANCY: I
TYPE OF CONSTRUCTION:

BUILDING AREA: 40,571
MAXIMUM ALLOWABLE LOT
PAVED/PARKING LOT AREA
LANDSCAPE AREA: 3,500

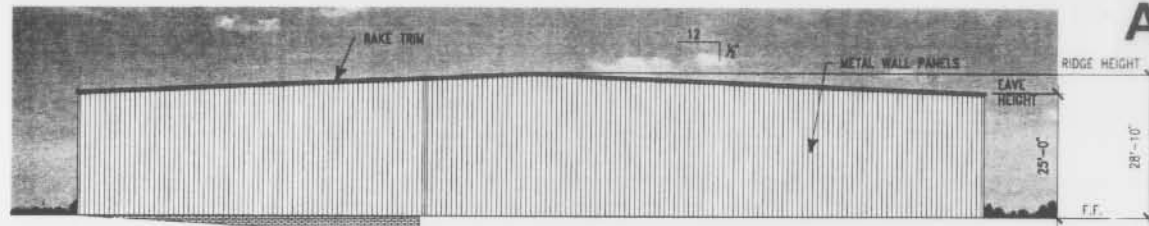
MAXIMUM ALLOWABLE AIR
12,000 SQ. FT. X
13" X 1.25-13.7

MAXIMUM ALLOWABLE BU
ACTUAL BUILDING HETS

WAREHOUSE: 1 SPACE #
40,975 SQ.FT./1.
PARKING PROVIDED: 57
01
09
11

LOADING SPACES NEED
LOADING SPACES PROVI

ATTACH. 5 (Cont.)

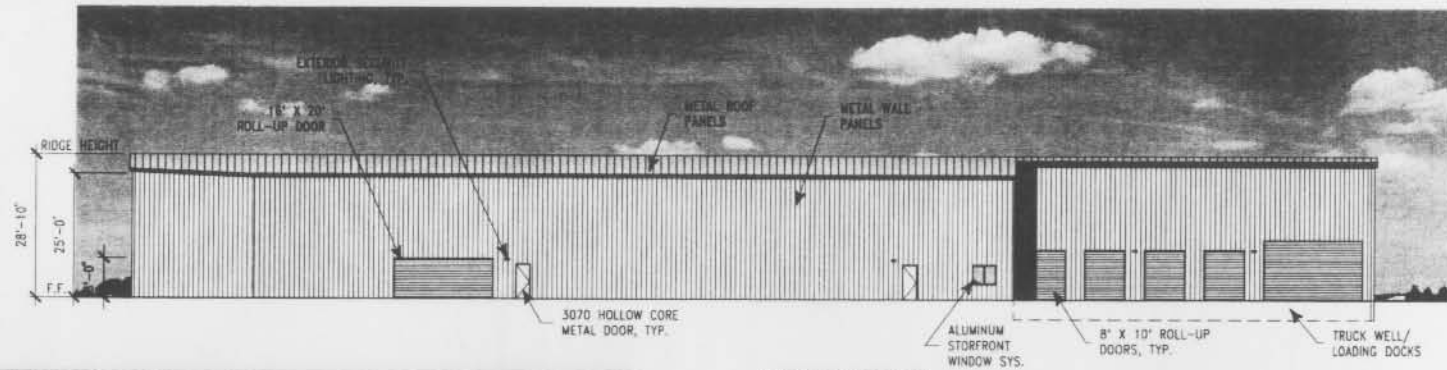


SOUTH ELEVATION

SCALE 3/32"=1'-0"

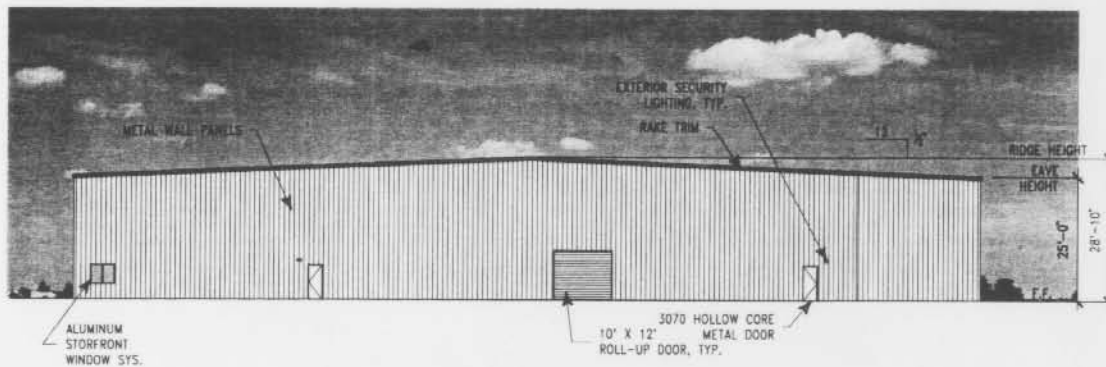
FINISH/COLOR SCHEDULE:

METAL ROOF PANELS: A.B.C. GALVALUM FINISH
METAL WALL PANELS: A.B.C. PREMIUM 70 PLUS "REGAL WHITE"
EAVE/RAKE TRIM: A.B.C. PREMIUM 70 PLUS "PEARL GRAY"
MAN/ROLL-UP DOORS: PAINT TO MATCH "REGAL WHITE"



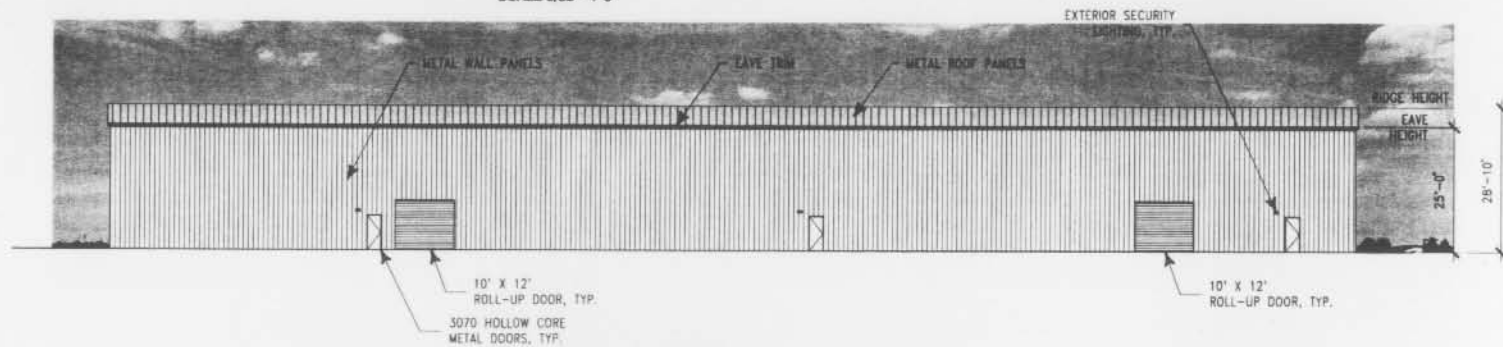
WEST ELEVATION

SCALE 3/32"=1'-0"



EAST ELEVATION

SCALE 3/32"=1'-0"



NORTH ELEVATION

SCALE 3/32"=1'-0"

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



ELEVATIONS

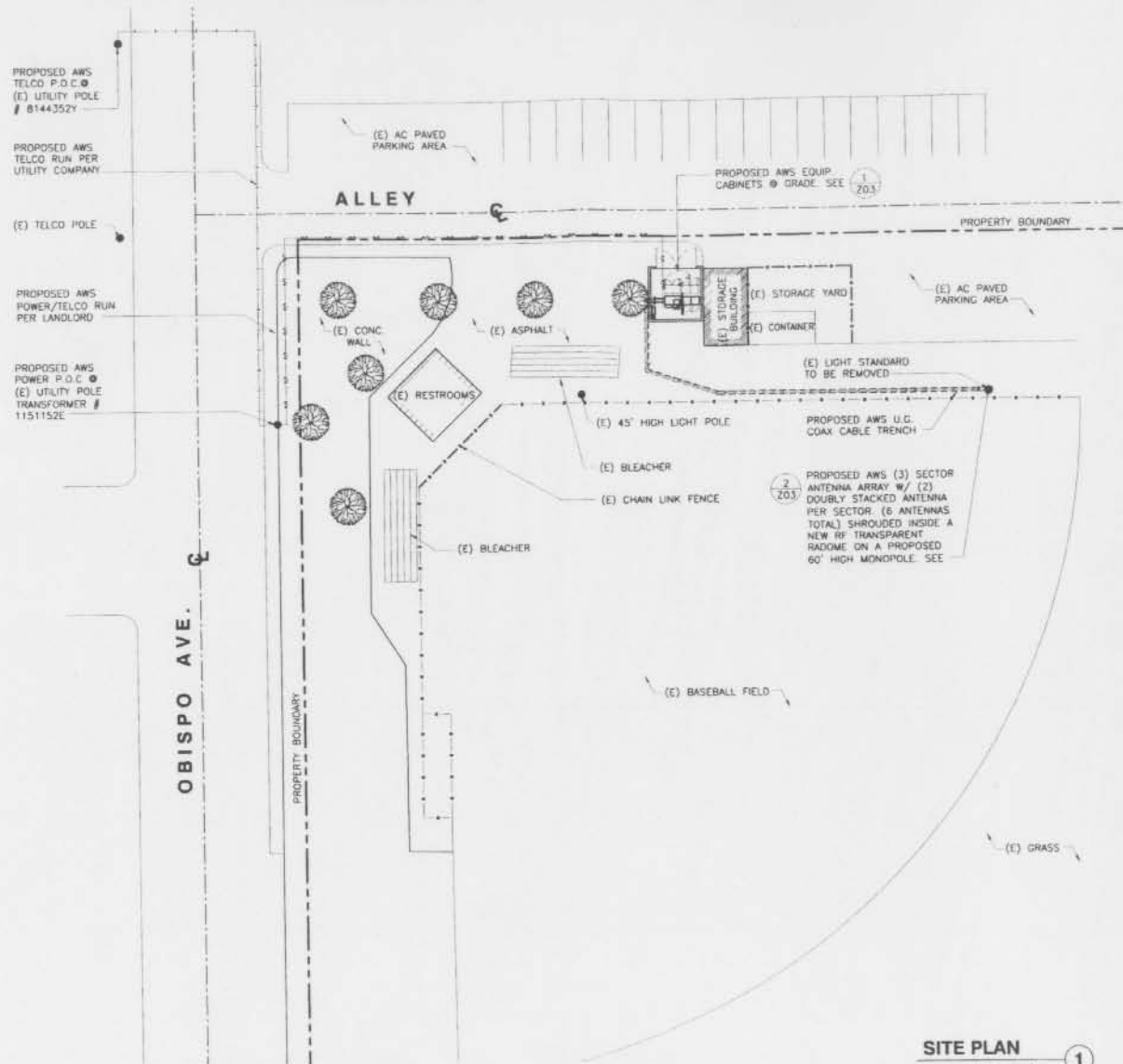
BARBARA GIBSON
4181 E. 7TH AVE.
TAMPA, FL 33606

NEW HANDBOOK BUILDING
3001 ROUTE 100 STREET
LONG BEACH, CA 90801

REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

AS NOTED
JOB NO.
CDB-194
SHEET
A-2

ATTACHMENT 6



SITE PLAN

SCALE: 1/16"=1'-0"

1

0' 4' 8' 16' 32'
SCALE: 1/8"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1801 17TH AVENUE, SUITE 200
IRVINE, CA 92614
(949) 450-0000 FAX
(949) 450-0001 or 1-800-450-0001
WWW.VELOCITEL.COM

**RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. LSANCA0185C**

3301 E. 65TH STREET
LONG BEACH, CA 90805



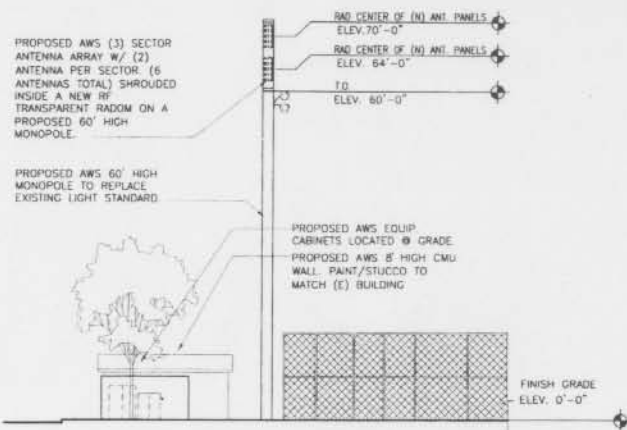
AT&T WIRELESS SERVICES
11900 PARK PLAZA DRIVE
CERRITOS, CA 90503

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
A	11/09/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JA
		REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: JAR	DRAWN: JM		

SITE PLAN

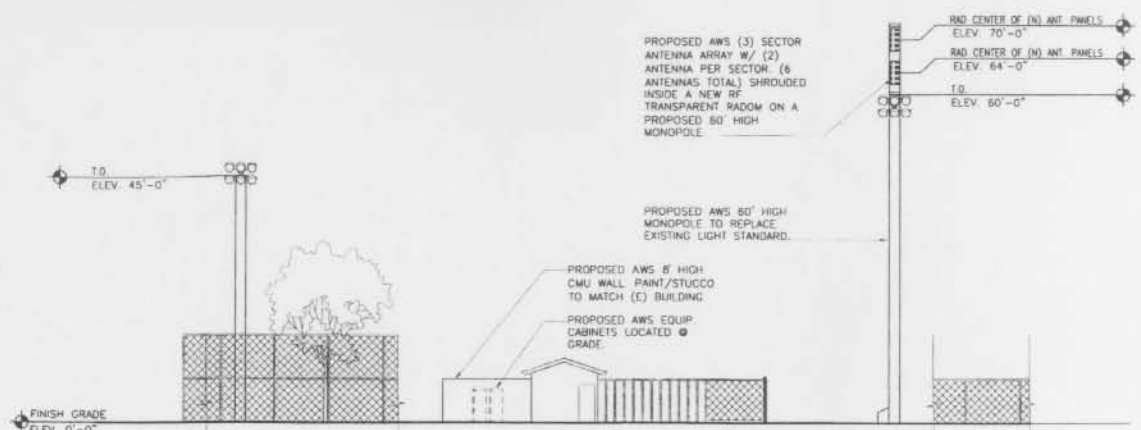
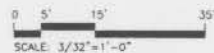
PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0185C- Z02	A

ATTACH. 6 (Cont.)



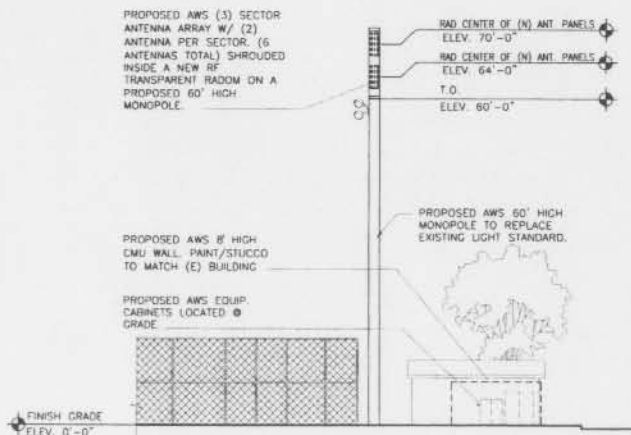
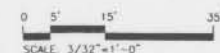
WEST ELEVATION

SCALE: 3/32"=1'-0"



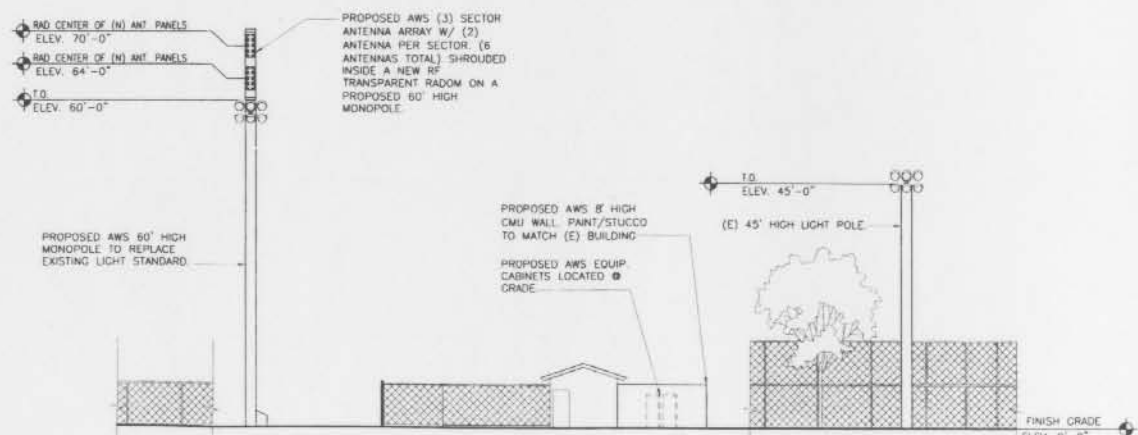
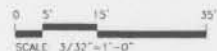
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



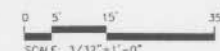
EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
18011 FORD AVENUE, SUITE 100
FREMONT, CA 94538
(925) 436-1000
FAX (925) 436-1001
WWW.VELOCITEL.COM

**RAMONA PARK (LONG BEACH
CITY PARKS AND RECREATION)
SITE NO. L5ANCA0185C**

3301 E. 65TH STREET
LONG BEACH, CA 90805



AT&T WIRELESS SERVICES
12900 PAVAN PLAZA DRIVE
CORRITOS, CA 90703

NO.	DATE	ISSUE FOR REVIEW AND COMMENTS	BY	CHK	APP'D
1	11/08/04	ISSUE FOR REVIEW AND COMMENTS	JM	JAR	JR
2					
3					
4					
5					
6					
7					
8					
9					
10					

SCALE: AS SHOWN DESIGNED: JAR DRAWN: JM

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV
24897-511	A-L5ANCA0185C - Z04	A



AT&T

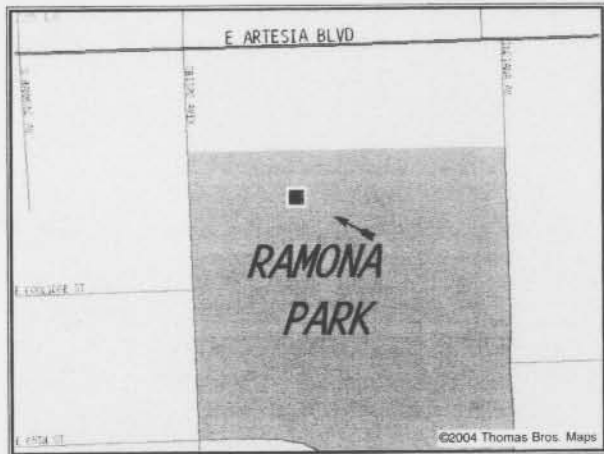
950-005-2880

ATTACH. 6 (Cont.)

RAMONA PARK

3301 EAST 65TH STREET LONG BEACH, CA 90805

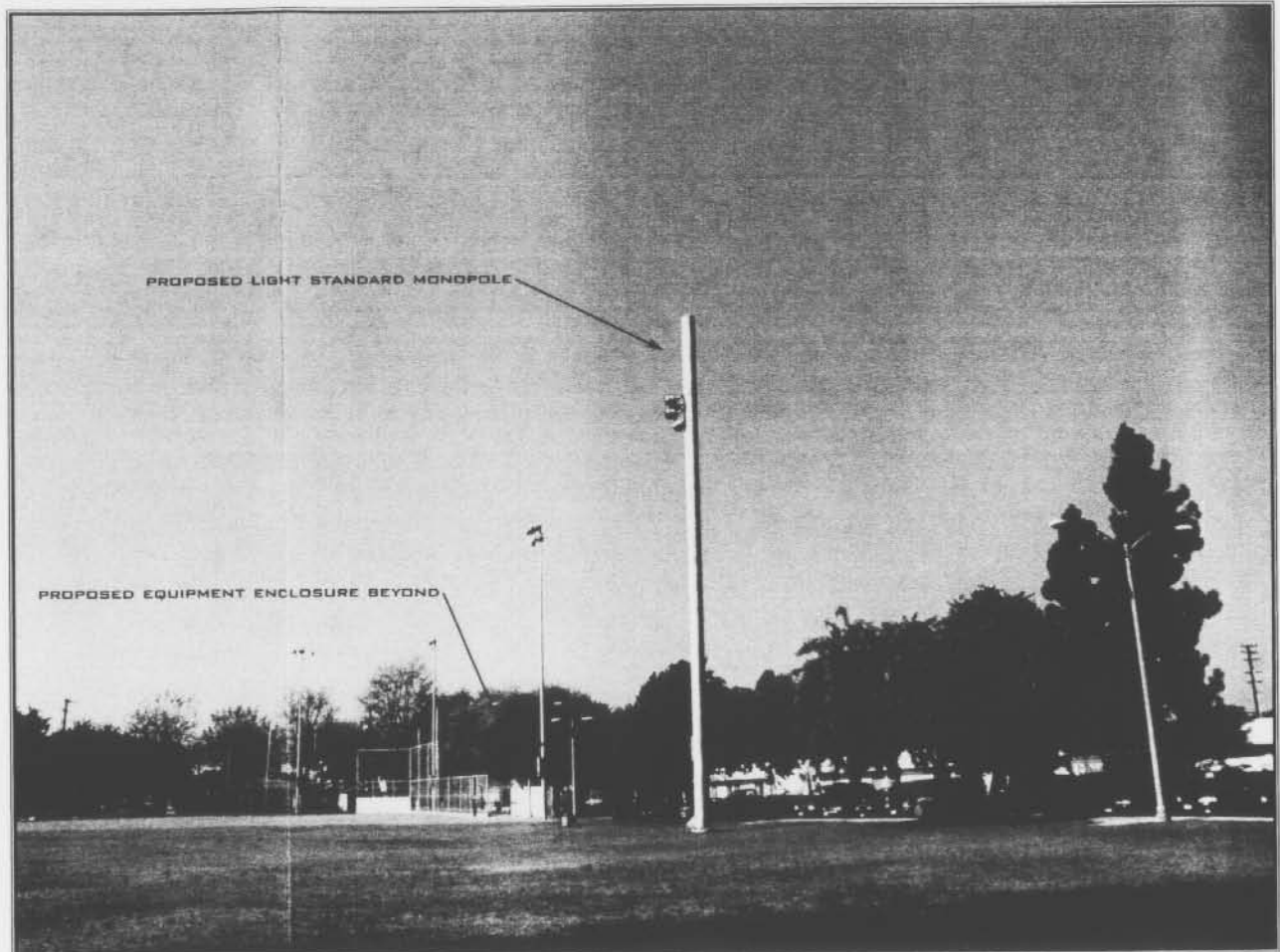
LOCATION



VIEW 2



EXISTING

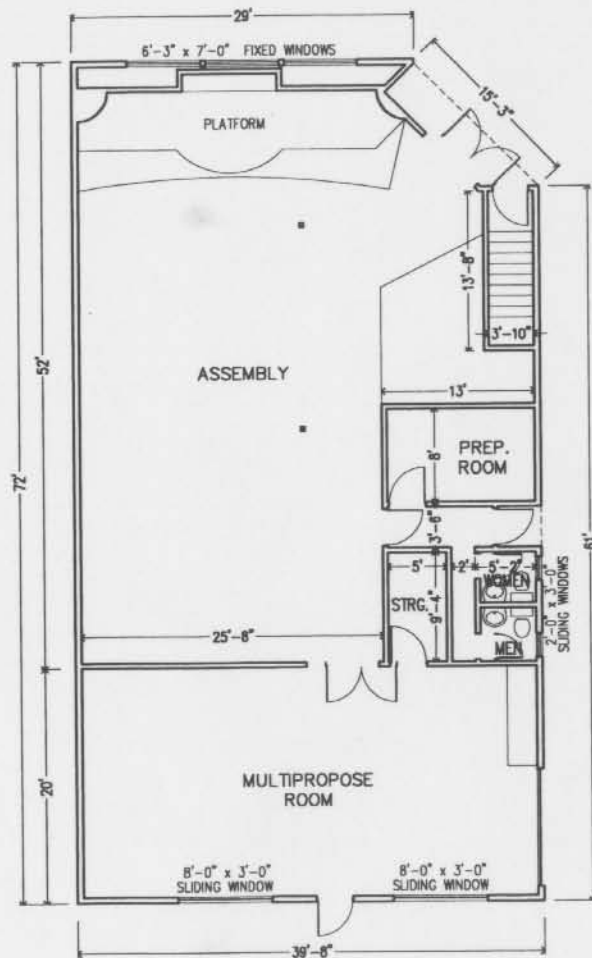


PROPOSED - LOOKING NORTHWEST FROM TENNIS COURT

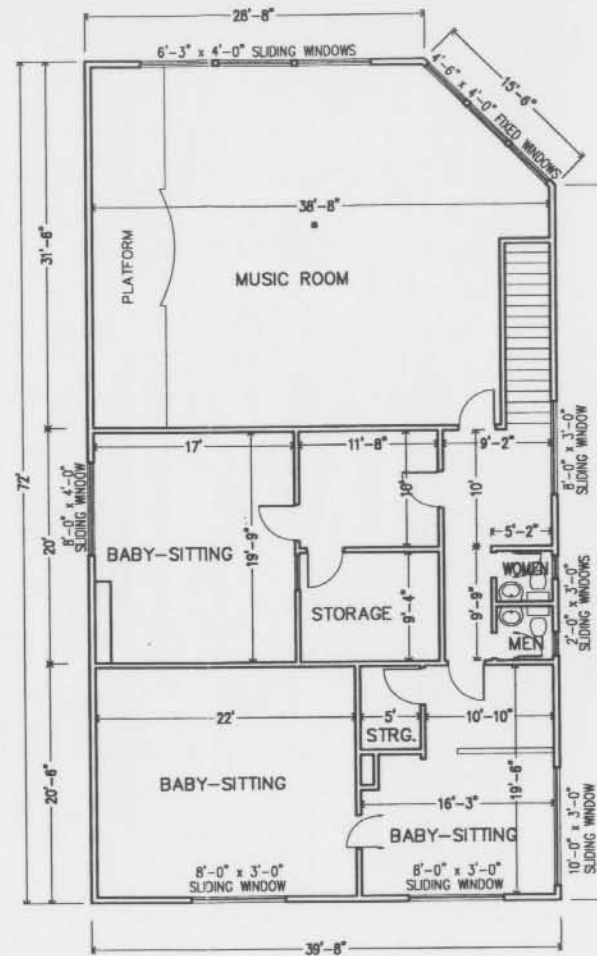
ARTISTIC
ENGINEERING
(714) 680-31

ARTISTIC ENGINEERING WARRANTS THAT THIS PHOTO SIMULATION IS AN ACCURATE REPRESENTATION OF THE SITE BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

ATTACHMENT 7



FIRST FLOOR



SECOND FLOOR



FLOOR PLAN

SCALE: 3/32" = 1'



THE AMERICAN LIQUOR LICENSE EXCHANGE
1601 CLOVERFIELD BLVD., SUITE 200
SANTA MONICA, CA 90404
800-711-2114

SITUS: IGLESIA DE DIOS ISRAELITA
990-992 E. ARTESIA BLVD.
LONG BEACH, CA 90805
AMLEX 04-60

CASE No:

DATE: JANUARY 18, 2005

© 2000 Blackwell Science Ltd

SITE PLAN
000-000-000

78-0000-079

LOR 1

PROJECT SUMMARY

ADDRESS:

ODDPRINT

STUDY

11

1002

100

1

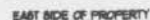
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1000 1000 1000 1000

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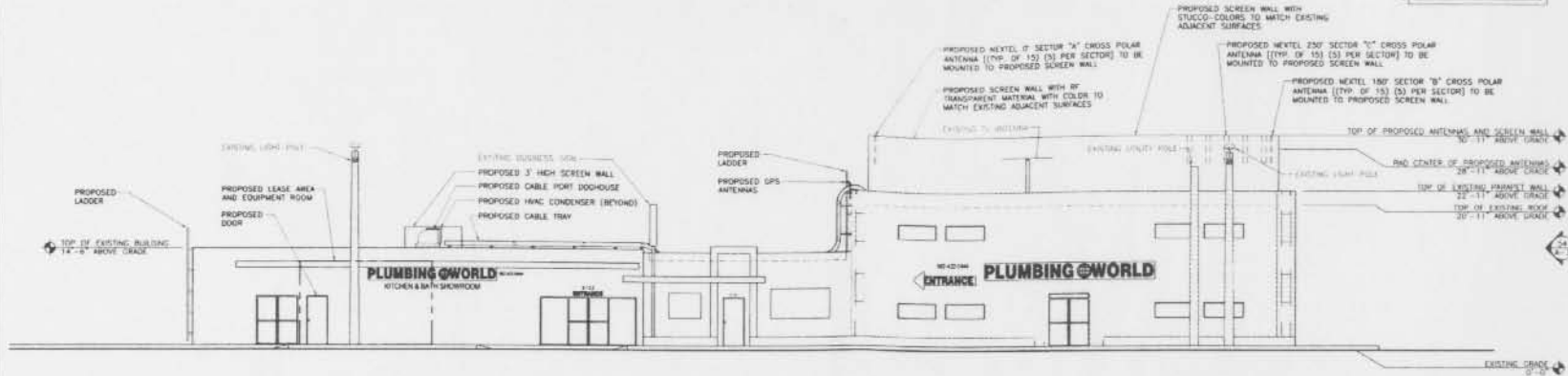
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152

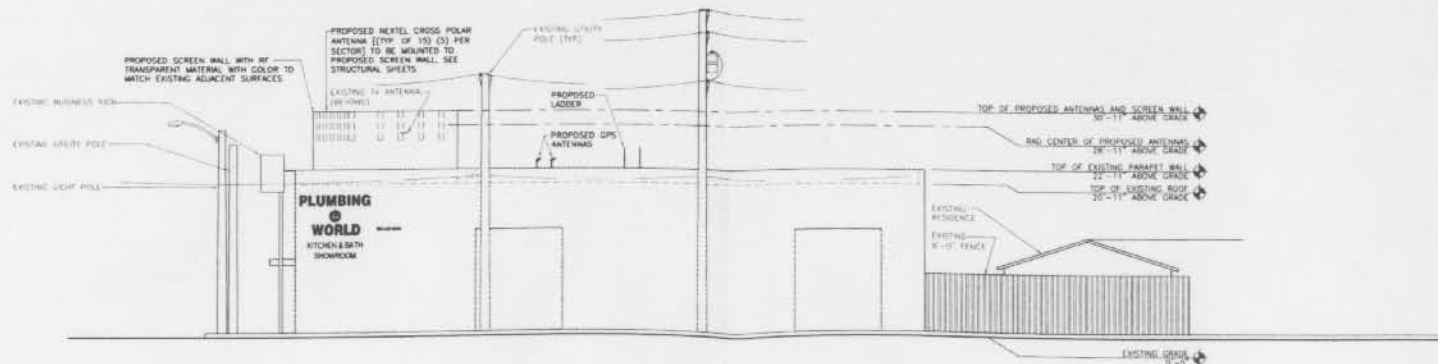


ATTACHMENT 9

NOTE:
FACIT TO MATCH EXISTING
ADJACENT SURFACES. ALL
PROPOSED EXTERIOR LADDERS,
CABLE TRAYS, DOGHOUSE, AND
FASC UNITS.



52 WEST ELEVATION
SCALE: 1/8\"/>



54 SOUTH ELEVATION
SCALE: 1/8\"/>

DATE: 02/11/05

ARCHITECT: J. ANDERSEN

DRAWN BY: RC

CHECKED BY:

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			

PROPRIETARY INFORMATION
NO INFORMATION DISCLOSED IN THIS OR
CONSTRUCTION DOCUMENTS IS PROPRIETARY
OR PATENTABLE. ANY USE OF CONSTRUCTION DOCUMENTS
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT IS PROHIBITED.

OWNER:

NEXTEL
NEXTEL COMMUNICATIONS, INC.
17275 SERRA AVE.
IRVINE, CA 92614
PHONE: (714) 882-1300
FAX: (714) 882-3313

PROJECT MANAGER:

ARCHITECT:

OMNI
ARCHITECTURE INC.
100 CHERRY STREET, SUITE 101
SAN JOSE, CALIF. 95130
PHONE: (408) 544-1700
FAX: (408) 544-4500
WWW.OMNI-ARCHITECT.COM

CONSULTANT:

SEAL:

SHEET NUMBER:
CA-6380-A

SHEET TYPE:
ROOF MOUNT

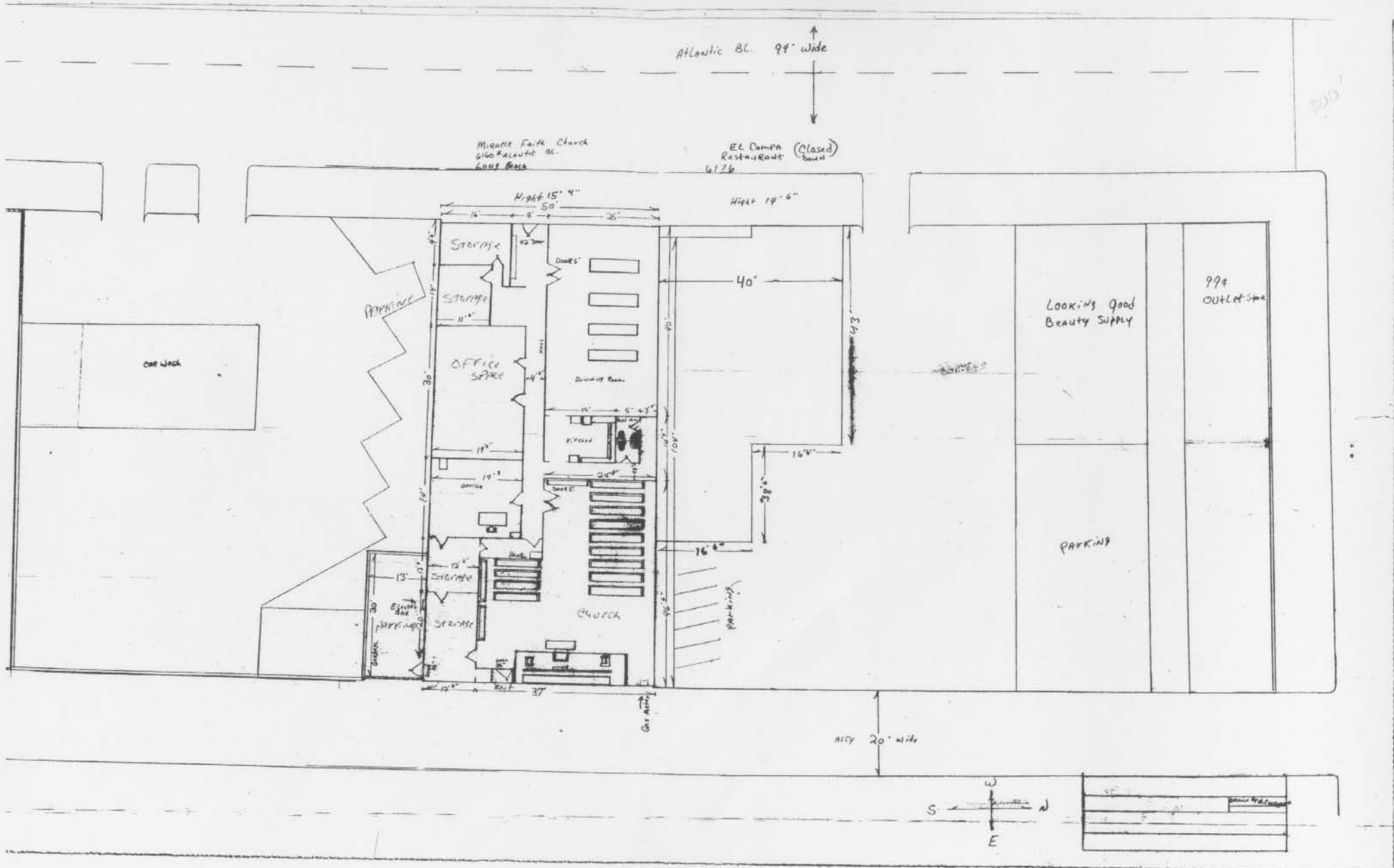
LOCATION:
L12
6152 CHERRY AVE.
LONG BEACH, CA 90805

APPL TYPE: CUP

REEL:
ELEVATIONS

SHEET NUMBER:

A-3



ATTACHMENT 11



CR CARNEY
ARCHITECTS

12841 Newport Avenue
Tustin, California 92780-2711
(714) 865-9500
Fax: (714) 865-9501

SITE NUMBER

CA-6325A

HARCOURT

SITE ADDRESS

161 W. VICTORIA STREET
LONG BEACH, CA 90805

ARCHITECT

CURRENT ISSUE DATE:

JANUARY 18, 2005

ISSUED FOR:

ZONING SUBMITTAL



Nextel Communications
310 Commerce Drive
Irvine, California 92602
PH (714) 368-3500 Fax (714) 368-3501

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING	L.B.	01/30/05
ZONING	N.J.M.	01/04/05
RF	R.B.	01/05/05
E.P.		
C.P.M.	A.J.C.	01/10/05

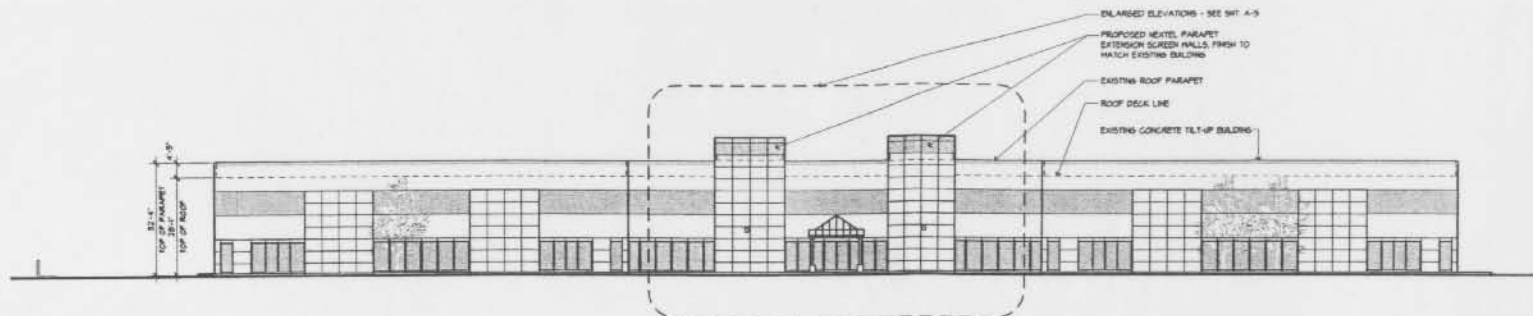
JOB NUMBER: 0454W	DRAWN BY: E.O.
SITE NUMBER: CA-6325A	CHECKED BY: T.S.L.
SITE NAME: HARCOURT	DATE: 11/18/04

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

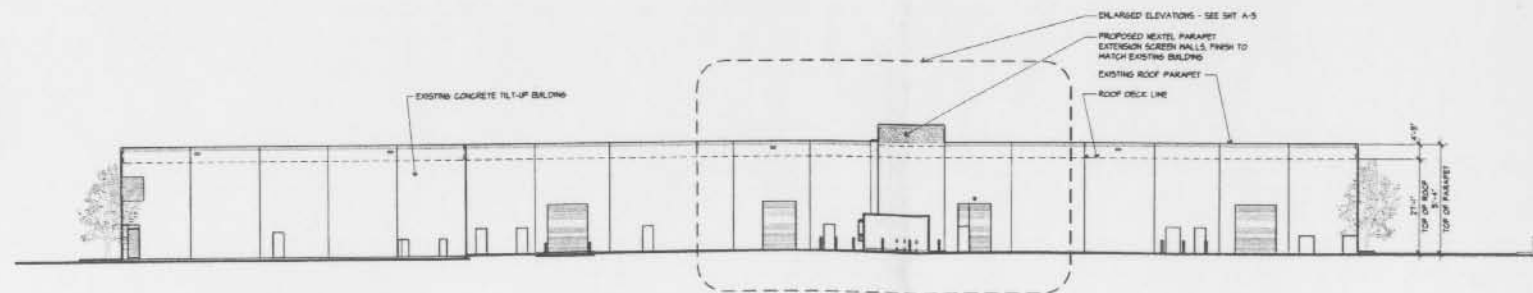


NORTH ELEVATION

SCALE: 1/8"=1'-0"

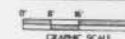


GRAPHIC SCALE



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



GRAPHIC SCALE

ATTACHMENT 12

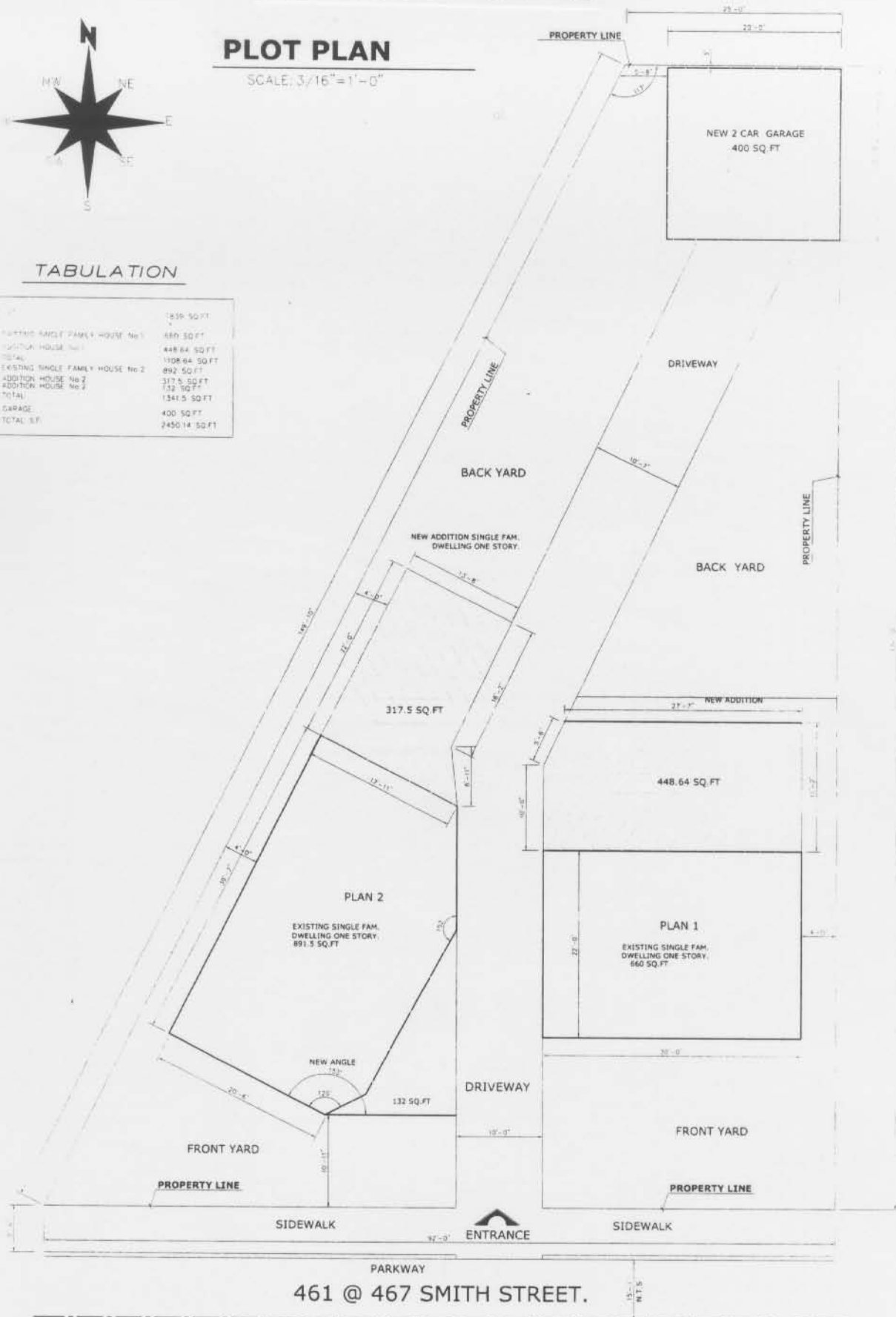
PLOT PLAN

SCALE: 3/16"=1'-0"

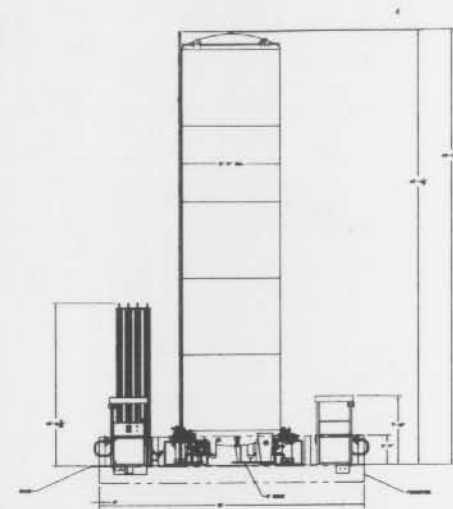
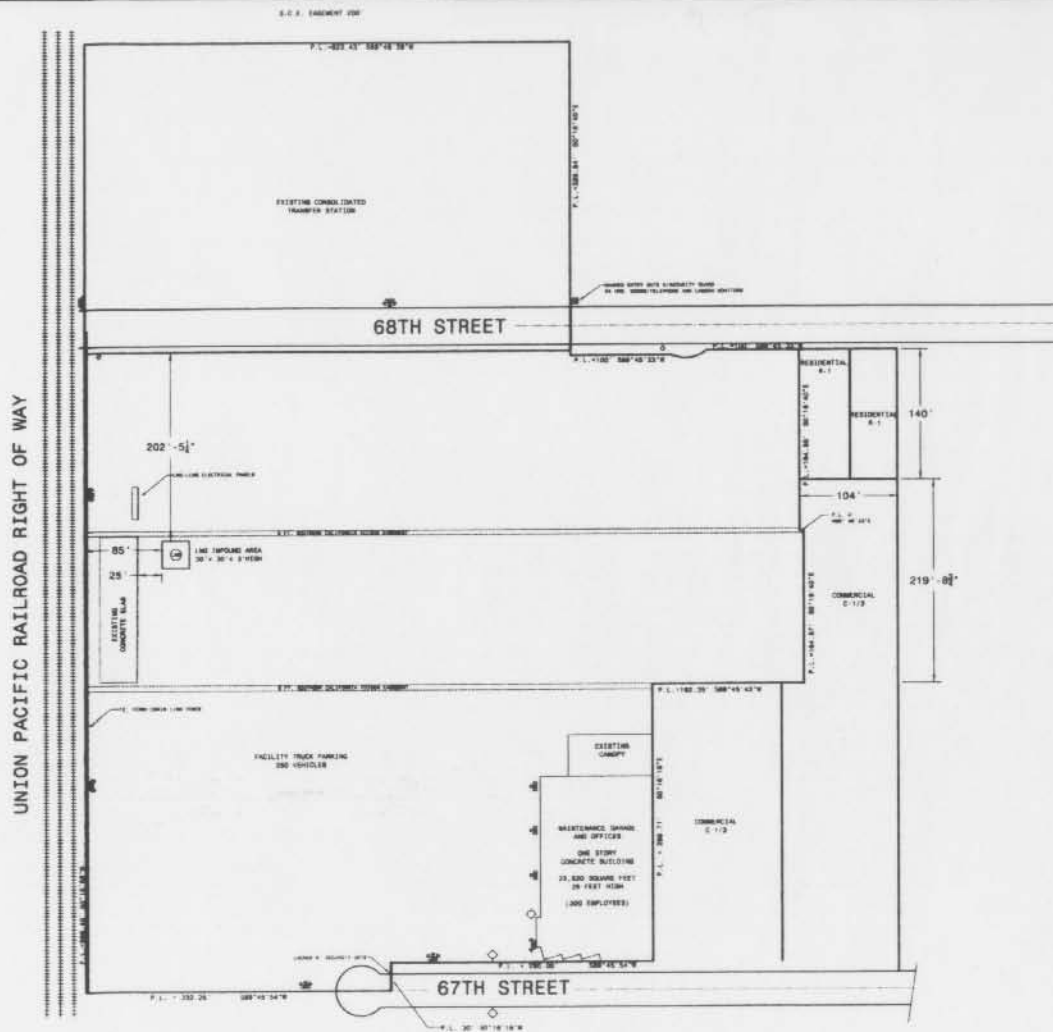


TABULATION

EXISTING SINGLE FAMILY HOUSE No 1	1539.50 SQ FT
ADDITION HOUSE No 1	448.64 SQ FT
TOTAL	1988.14 SQ FT
EXISTING SINGLE FAMILY HOUSE No 2	892.50 SQ FT
ADDITION HOUSE No 2	317.5 SQ FT
TOTAL	1210.00 SQ FT
GARAGE	400 SQ FT
TOTAL S.F.	2450.14 SQ FT



ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

Notes:

1. Original CUP (Conditional Use Permit) August 1998
9805 - 11
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres
Building 15,055 S.F.
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE	
1:1000	
TRAIN BY	DATE
SCALE	1:1000
CHECKED BY	DATE

[illegible]

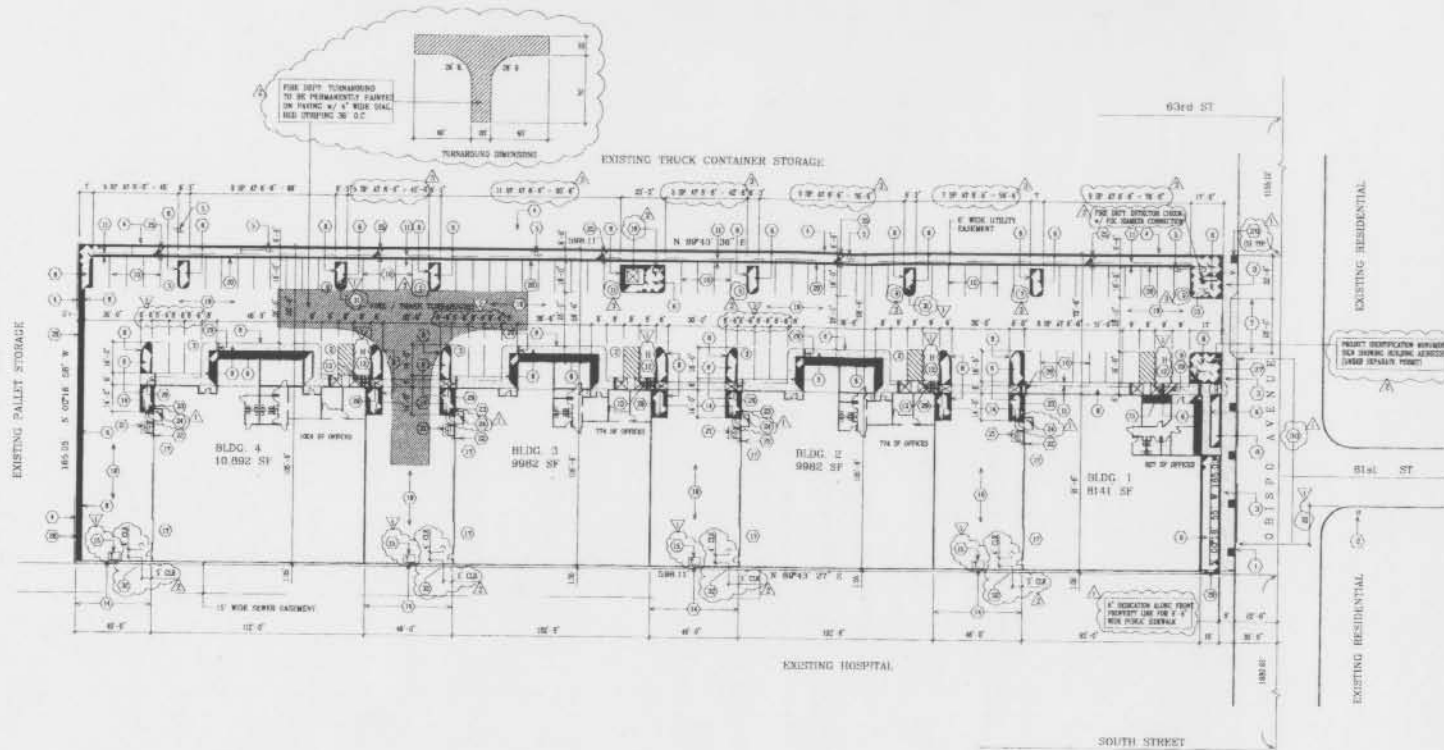
Weaver Electric, Inc.

PROJECT
Consolidated Refuse
LNG-LONG Fueling Station

SHEET NAME
Consolidated Refuse
Site Plan View

S-1

ATTACHMENT 14



SITE PLAN NOTES

- | | | | |
|----|---|----|--|
| 6 | EXISTING CURB & GUTTER | 13 | POCKET WATER SERVICE TO MAIN, SEE PLUMBING SCHEDULE |
| 7 | EXISTING FIRE HYDRANT | 14 | PIPE SPWALLER 8" x 4" |
| 8 | NEW PAVEMENT CONCRETE DRIVEWAY 8' x 6' HIGH, SEE CIVIL SCHEDULE | 15 | PIPE SPWALLER 8" x 4" |
| 9 | NEW DEDICATION ALONG TRAIL PROPERTY LINE REQUIRED | 16 | PAVING LOT LIGHT STANDARDS WITH GLASS DESIGN, SEE ELECTRICAL SCHEDULE & DETAIL 10/2-3 (CONCRETE RETAINING WALLS) |
| 10 | EXISTING CHAIN LINK FENCE | 17 | 4' x 4' SPWALLER PER CITY STANDARDS, SEE CIVIL SCHEDULE |
| 11 | EXISTING POWER POLE | 18 | 10" V" CONC. RETAIN & HANDRAIL EACH SIDE, SEE DETAIL 8/4-2 |
| 12 | LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS | 19 | CONC. BLOCK RETAINING WALL, 4' x 4' HIGH CHAIN LINK FENCE, SEE DETAIL 8/4-2 (SEE SEPARATE PLUMBING) |
| 13 | NEW CONCRETE DRIVE APPROACH PER CITY STD. | 20 | NEW DRAIN TO CURB FACE |
| 14 | NEW 4" CONCRETE CURB PER CITY STD. | 21 | 8' HIGH CONC. SHALL BE INSTALLED FROM SOUTH SIDE OF EXISTING DRIVEWAY TO A POINT 10' SOUTH OF SOUTH CURB FOUNDATION ON BLK 31. CONTACT THE TRAFFIC OPERATIONS DIVISION FOR INFO. |
| 15 | NEW 4" THICK CONCRETE WALL | 22 | NEW PIPE RETAINING WALL, 4' x 4' HIGH, SEE ELECTRICAL SCHEDULE |
| 16 | PAVING STALL PAINT STRIPES PER CITY STD. | 23 | PIPE RETAINING PROTECTION, SEE DETAIL 10/4-1 |
| 17 | BARBICUT "X" PAVING STALL | | |
| 18 | BARBICUT STALL | | |
| 19 | BARBICUT MESSAGE | | |
| 20 | 6' x 6' HIGH CONCRETE GROUND WALL | | |
| 21 | TRAFFIC SIGN LOCATION, NO ENCLOSURES | | |
| 22 | TRANSFORMER & HOUSE PANEL LOCATION | | |
| 23 | GROUNDWATER SOURCE LOCATION | | |
| 24 | 6' HIGH CONCRETE FENCE | | |
| 25 | A.C. PAVING, SEE CIVIL DRAWINGS | | |
| 26 | NEW CONCRETE CURB & GUTTER, SEE CIVIL SCHEDULE | | |
| 27 | ELC. INTERFERENCE IN WATERMETER SCHEDULE ON A.C. TRAIL CONC. HAS A PIPE RETAINING PROTECTION PER S.E.C. REQUIREMENTS, SEE ELECTRICAL SCHEDULE | | |

S I T E P L A N



TABULATION

SITE SUMMARY

LAND AREA	66,750 SF
ZONE	R. E.
PROPOSED COVERAGES	38.8%

CODE CLASSIFICATION

TYPE OF CONSTRUCTION	T 5 SPURGEWAYS
OCCUPANCY	R 1 - P 1
	NOT BOUND VOUCHING
CODE EDITOR	JOHN CHC. CHC. CMC. DET.

BUILDING SUMMARY

BUILDING AREA	
OFFICE AREA	3,278 SF (5.0%)
WARE / W. H. AREA	25,812 SF
TOTAL AREA	39,090 SF
ALLOWABLE BUILDING AREA - 40% TYPED	
ONE STORY 8,000 x 40	24,000 SF

PARKING SUMMARY

PARKING PROVIDED	
STANDARD SPACES	60
COMPACT SPACES	6
VEHICULAR SPACES	6
TOTAL SPACES PROVIDED	84
PARKING REQUIRED	
OFFICE AREA - 1,000 THAN 250	0
W. H. 4.0 x AREA - 39,090 SF (5.0/1000)	18
TOTAL SPACES REQUIRED	18

LANDSCAPING SUMMARY

LANDSCAPING PROVIDED	7,470 SF (7.9%)
----------------------	-----------------

(EAK OVERHANG NOT INCLUDED)

OWNER / DEVELOPER

STAR ENGLIN
P.O. BOX 30086
CHICAGO, ILL. 60603-0086
PHONE (312) 466-1100 FAX (312) 466-7150

LEGAL DESCRIPTION

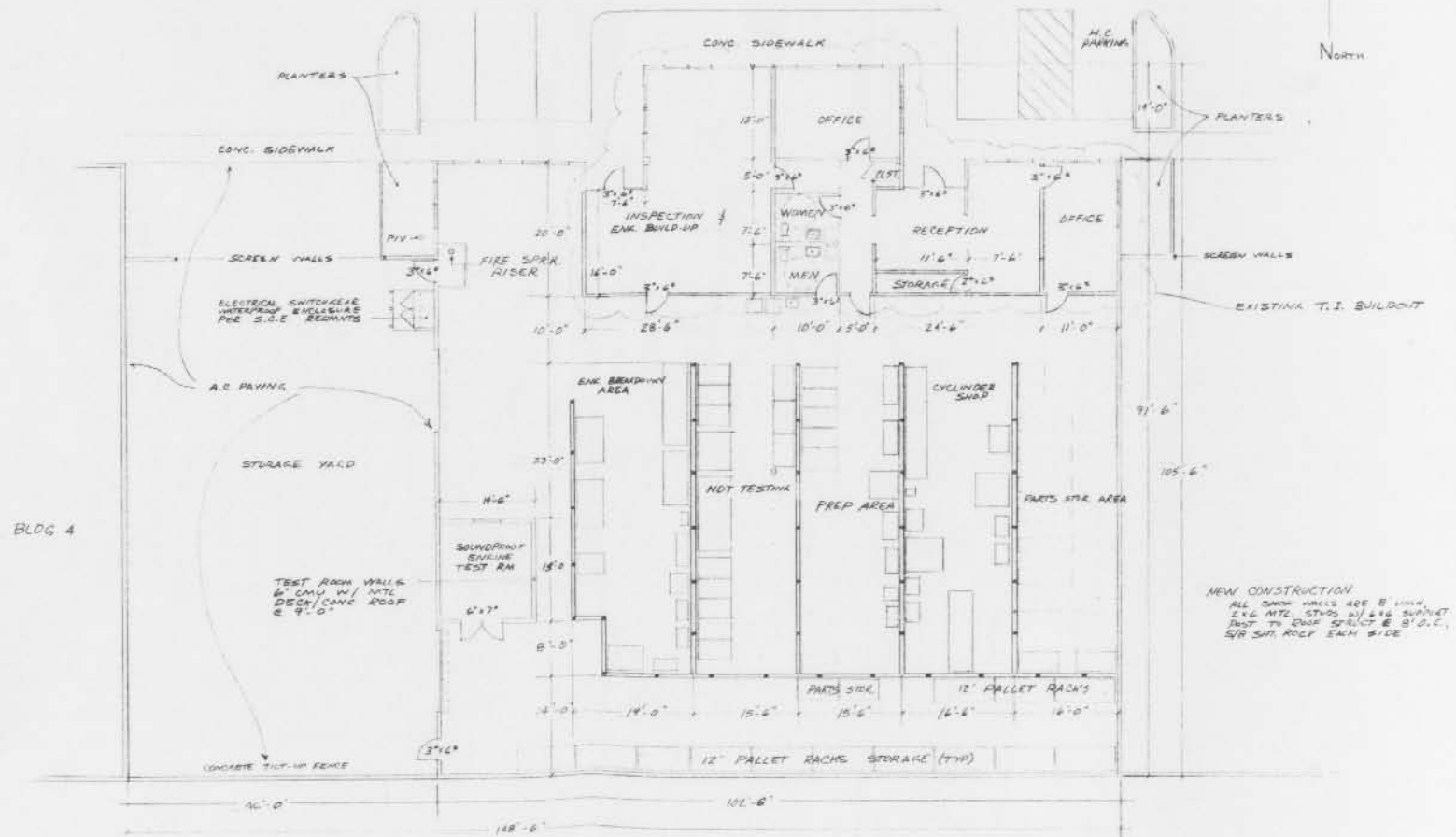
LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 19771, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 177 PAGES 85 AND 86 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tim's Aircraft Engines

OBISPO BUSINESS CENTER

Lead



FLOOR PLAN - SHOP LAYOUT
BLDG. 3 - 6105 OBISPO AVENUE



LNG Forum

The Long Beach City Council
invites you to learn more about the proposed
Liquefied Natural Gas (LNG) Terminal at the
Port of Long Beach.



Panel Discussion of the proposed LNG Terminal
Followed by Questions and Answers

When: Saturday April 2, 2005

Time: 9:30 am— 10:00am Refreshments
10:00 am— 1:00pm Presentation

Where: City of Long Beach/Council Chambers
333 W. Ocean Blvd. (Lobby Level)
Long Beach, CA 90802

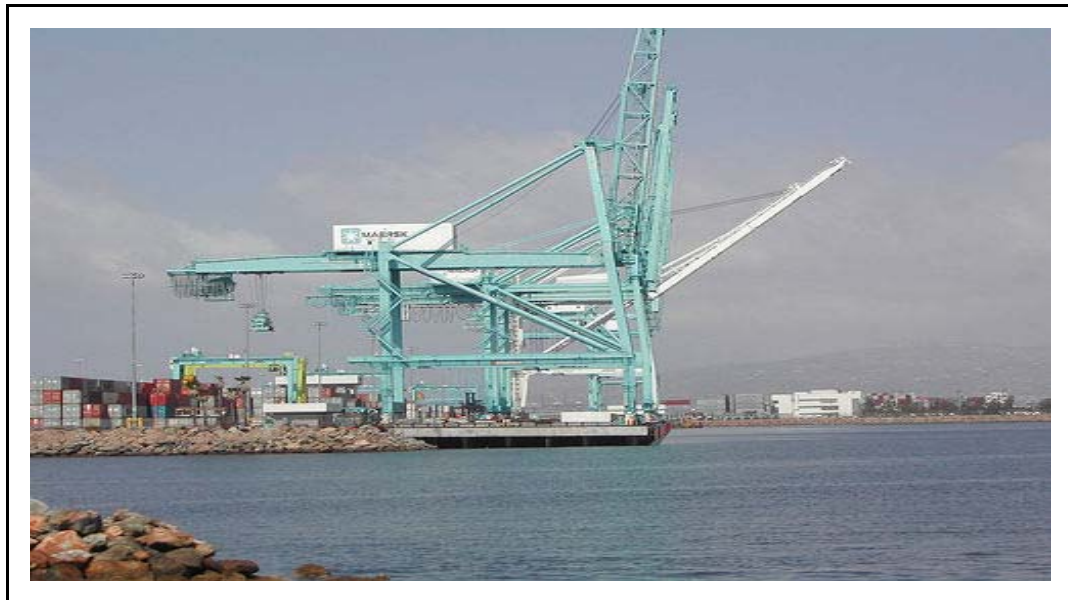
*Free Parking in the Broadway Garage

*Spanish Translation Available



Junta Comunitaria Sobre el Foro de LNG

El Concillio de la ciudad de Long Beach le invita a aprender más acerca de la propuesta de una Terminal Licuada de Gas Natural (LNG) en el Puerto de Long Beach.



Discurso seguido por una cession de preguntas y respuestas
sobre el proposito de el LNG Terminal

Fecha: Sabado Abril 2, 2005

Hora: 9:30 am— 10:00am Bebidas

10:00 am— 1:00pm Presentación

**Lugar: Ciudad de Long Beach/En El Primer Piso
333 W. Ocean Blvd.**

Long Beach, CA 90802

**Habr  Estacionamiento Disponible en el Garaje Broadway*

**Habr  Traducci n en Espa ol*